

What is the Inspector looking for inside my home?

They are looking for specific data like how many rooms and baths the property contains, how old the heating system is and whether or not you have a deck or patio. They also look at the condition of the property, the age of the fixtures, as well as any problems with the condition of the building you bring to their attention.

Do I have to let the Inspector into my house?



No. You are not required to allow an inspector to enter your home. If you decide not to allow an inspection, however, it is possible that your valuation could be substantially higher than if you allowed the inspector into your house.

I return home late from work. How will my home be inspected?

Our inspectors will make three attempts to inspect your property. If, after the first or second attempt, they are unable to gain entrance, they will leave a card at the door with a telephone number you may call to arrange an appointment.



When will I be notified about my new assessment?

The revaluation firm will mail a notification letter to each property owner in the city. By regulation, this letter cannot be mailed before November 10th of the year the reval is conducted.



How are the reviews conducted?

Informal reviews will be held in a convenient location at or near City Hall. They will be scheduled on a variety of days, including Saturdays. They will also be held from early mornings to the evenings, in order to accommodate the variety of schedules.

After your informal review, you will receive a second letter informing you as to whether or not your valuation has been revised.

What is my recourse after the informal review?



If you are not satisfied with the result of the informal review, you may file an assessment appeal with the Hudson County Board of Taxation. This appeal must be filed on or before May 1st of the tax year.

When will my new Assessment go into effect?

The new assessments will become effective on January 1st of the tax year following the receipt of your change of assessment. For example, if you receive your Value Notification Letter on November 10, 2012, then your new assessment becomes effective on January 1, 2013.



What determines when it is time to do a property revaluation?

By law, the Tax Assessor conducts an annual sales study and submits it to the state. The study shows whether there is uniformity in assessments. When there is an absence of such a standard, a revaluation is undertaken to insure that all tax payers pay **only** their fair share of the tax burden - no more, no less.

Understanding PROPERTY REVALUATIONS



Frequently Asked Questions



For more information, please visit our website at http://jerseycitynj.gov/tax_assessment.aspx?id=6312

REVAL HOTLINE 201-547-4538

IMPORTANT INFORMATION ON PROPERTY INSPECTIONS

What is a Revaluation?

A revaluation is when a municipality appraises all real property within the municipality according to its full and fair value. Full and fair value simply means current real estate market prices or what that particular piece of property, in that condition, in that specific neighborhood, would currently sell for between a willing seller and a willing buyer.

What is the purpose of a Revaluation?

The purpose of the revaluation is to redistribute the existing tax levy so it is fairly distributed among all property owners in the city.

What should I do when I receive the Value Notification letter?



Read the Value Notification Letter carefully. In it you will find the new valuation of your property and instructions on how to proceed, depending on whether or not you agree with your property's assessment.

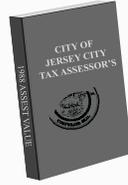
What is the Tax Levy?

The tax levy is simply the amount of taxes the city collects to pay salaries and services rendered.

Does this Reval mean my property taxes are going sky high?

No. A property revaluation does not raise all the taxes on all the properties in the city. In fact, a city's tax levy does not increase or decrease in size due to a property reval.

A property revaluation is mandated by state law so that assessments of *all properties in a municipality are brought up to, or as near as possible to, 100% of market value.*



So, are all properties in Jersey City really still listed on the Assessor's books at their 1988 assessed value?

No. Some are, due to the factors that affect a property's assessed value.

Why revalue now, particularly in a declining real estate market?

Now is the best time to do a property revaluation because property values are at their lowest.

I only bought my house a year ago. Wasn't it reassessed at the time of our closing?



No. Properties are not automatically reassessed when they are bought and sold. That is called "spot assessment" and it is illegal.

What happens to the tax rate after a Revaluation?

Because the ratable base (total assessed value of all properties in a city) goes up after a revaluation, the tax rate is adjusted downward.

Why do you need to come into my home?

The state mandates that we attempt to inspect the interior of every dwelling, commercial, industrial, and apartment building in the city, to form a sound opinion of value.

I have not made any improvements to my property since the last Reval. Why does my house have to be inspected?

Unless an interior inspection is made, we cannot determine the



current condition of the property. If the interior of your property has remained unchanged over the years, you should encourage the inspector to see the building's interior condition.

Who will inspect my Dwelling?

The person inspecting your dwelling will be a trained full-time property inspector. The inspectors are trained to measure the exterior of the dwelling and to inspect both the exterior and interior and report their findings to the Revaluation Company's licensed appraiser.



What kind of identification do the Inspectors carry with them?

These inspectors will have two forms of identification: a company-issued badge with photograph, and also a city issued letter of introduction.



Please make sure to check their identification before allowing them into your dwelling. You may contact Jersey City's reval hotline in our Citystat office at 201-547-4538 and verify that there is an inspector by that name and description working in your area on that day.

I'm a senior and live alone. I'm nervous about letting strangers into the house.

If you are still uncomfortable, then schedule an appointment with an inspector when you can have a friend or relative in the house with you while the house is being inspected. Having a friend or relative present is reassuring, particularly for senior citizens and stay at home parents.

