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Mayor

Division of Assessments  
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Trenton, NJ. 08608  
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revaluation@trentonnj.org

«OwnersName»  
«OwnerAddr1»  
«OwnerAddr2» «ZipCode»

Block: «Block»  
Lot: «Lot»  
Qual: «Qual»  
Location: «PropLoc»

January xx, 2017

The revaluation of the City of Trenton has been completed in accordance with the rules and regulations mandated by the State of New Jersey requiring all real property be appraised at its fair market value. An analysis of all recent market data was completed to determine the value of all properties as of October 1, 2016.

**THE FAIR MARKET VALUE OF YOUR PROPERTY IS:** «M\_2016total»  
(does not include any abatement/exemption amount)

**Please do not apply the 2016 tax rate to your new value. Property taxes cannot be computed until the County, School and Municipal budgets are approved and the new 2017 tax rate is established in the summer of 2017. The total assessments in Trenton will increase in the revaluation year of 2017; therefore, the tax rate will decrease.**

Additional information such as the estimated tax rate, estimated tax impact calculator, 2015 and 2016 sales information, all assessments, and neighborhood map can be found at [www.asinj.com](http://www.asinj.com) by clicking on "Current revaluation information" on the homepage and following the Trenton link.

If you wish to request a copy of your property record card for your review, please email [trenton@asinj.com](mailto:trenton@asinj.com). Please allow up to 72 hours to receive your property record card.

If you desire, you may meet with an Appraisal Systems representative to discuss or present any relevant information regarding your new 2017 assessed value. Meetings can be scheduled by calling (973) 386-1111 Monday-Friday between the hours of 9:30 A.M and 4:00 P.M., within **15 business days** of the receipt of this letter. Or, schedule online 24 hours-a-day, 7 days-a-week by visiting the scheduling page at our website [www.asinj.com/scheduling.htm](http://www.asinj.com/scheduling.htm). Use the following information to gain access for this property:

Login = «login»  
Password = «password»

In order to accommodate the taxpayers of Trenton, Appraisal Systems has arranged to conduct these meetings mornings, afternoons, evenings and weekends at Trenton City Hall.

Thank you for your cooperation during the revaluation process.

Very Truly Yours,

Appraisal Systems, Inc.  
Ernest F. Del Guercio, Sr.  
Chief Executive Officer

City of Trenton  
Patricia Hice, CTA  
Chief Tax Assessor

## CITY OF TRENTON – REVALUATION

**DO NOT USE YOUR NEW PROPERTY VALUE AND MUTIPLY IT BY THE 2016 TAX RATE.**

1. The City is in the process of completing a Court ordered revaluation
  - A. Revaluation notices have been already mailed to all commercial properties.
  - B. The residential mailing (23,383) will start January 13, 2017.
  - C. Mailings will be done every 4 or 5 days until all notices are mailed by January 30<sup>th</sup>.
2. The Fair Market Value of your property will be called the Assessed Value.
  - A. The assessed value will be based on the residential property sales in your neighborhood and the information collected when your property was inspected.
  - B. This information will be available on the Appraisal Systems web site once all mailings are complete. [www.asinj.com/scheduling.htm](http://www.asinj.com/scheduling.htm)
3. **DO NOT USE YOUR NEW PROPERTY VALUE AND MUTIPLY IT BY THE 2016 TAX RATE.**
  - A. The tax rate is determined by dividing the total assessments into the budgeted tax amounts that need to be raised.
  - B. Total assessments include all taxable residential, commercial and vacant properties.
4. You can request a copy of your property record card for your review. Please email [Trenton@asinj.com](mailto:Trenton@asinj.com). Please allow 72 hours to receive your card
5. Within 15 days of the receipt of your value letter
  - A. You may request a meeting with a representative of Appraisal Systems to discuss or present relevant information.
  - B. Meetings can be scheduled by calling 973-386-1111 Monday to Friday between the hours of 9:30 AM to 4:00 PM or schedule online at Appraisal Systems website at [www.asinj.com/scheduling.htm](http://www.asinj.com/scheduling.htm)
  - C. Appraisal systems will conduct these scheduled meeting in City Hall mornings, afternoons, evenings and Saturdays.
6. The assessed value of your property is not finalized until you receive the green assessment post card from the Assessor's office.
  - A. Until the assessment card is received all questions need to be addressed to Appraisal Systems by phone at 973-386-1111 or by email at [Trenton@asinj.com](mailto:Trenton@asinj.com)
7. **Once the green assessment card is received**, the normal tax appeal process will proceed. Tax appeal forms are available on the Mercer County Tax Board website at [www.mercercounty.org](http://www.mercercounty.org) or from the City's Tax Assessors office room 126 on the 1<sup>st</sup> floor at City Hall.
8. All formal tax appeals must be filed with the Mercer County Board of Taxation

**DO NOT USE YOUR NEW PROPERTY VALUE AND MUTIPLY IT BY THE 2016 TAX RATE.**