

OFFICE OF THE TAX ASSESSOR
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August 1, 2016

RE: Avalon Borough Wide Reassessment

Dear Property Owner,

In accordance with an order from the Cape May County Board of Taxation, the Borough of Avalon will begin a district wide reassessment of all properties in Avalon on September 1, 2016. This program, which has been approved by the Cape May County Board of Taxation and the New Jersey Division of Taxation, will be implemented for the 2018 tax year. The project is under the direct supervision of the Municipal Tax Assessor pursuant to state law. Qualified field representatives from the Tax Assessor's office will be canvassing the Borough, inspecting every property. All personnel will possess photo identification for proper verification. **DO NOT ALLOW ANYONE WITHOUT PROPER IDENTIFICATION TO INSPECT YOUR PROPERTY.** Further verification of field representatives can be obtained by calling the Tax Assessor's office.

The goal of the reassessment program is to update all assessments to reflect current fair market value. This will level out any inequities that may exist due to recent market fluctuations. The complete impact to the 2018 rate will not be known until after the municipal budget process is completed.

The reassessment plan calls for the project to be completed by October 1, 2017. At that time, all property owners will be notified by mail of their new assessment. An opportunity to confer informally with a representative from the Assessor's office will be afforded to all property owners before the values are certified as final to the Cape May County Board of Taxation. If at any time you have questions concerning the project, please contact the Tax Assessor's office at (609) 967-5754. Information may also be obtained at the Avalon website www.avalonboro.net.

Very Truly Yours
Jeffrey R. Hesley, CTA
Tax Assessor