

TOWNSHIP OF EDGEWATER PARK REVALUATION PROJECT BEGINS

The Township of Edgewater Park, as a result of an order by the Burlington County Tax Board, contracted with Vital Communications, Inc. of Trenton, New Jersey to perform a complete revaluation of all real property within the Township of Edgewater Park. Vital Communications, Inc. presently serves over 300 municipalities in the State of New Jersey.

The revaluation program is the task of measuring, inspecting and collecting data for all properties in the Township of Edgewater Park, and then estimating the current fair market value of those properties. In New Jersey, properties are to be assessed at 100% of value as of October 1st of the pre-tax year. The estimate of the current fair market value of all property will be as of October 1, 2010 and will become the tax assessment for the 2011 tax year.

The revaluation is not being conducted to raise money for the Township, the County of Burlington or the State of New Jersey. The sole purpose is to estimate a fair market value for each property, thereby equitably distributing real estate taxes. During the revaluation program, all properties are physically inspected and outside building dimensions are noted, to help insure the same standard of value. This achieves the purpose of equalizing property taxes.

A notice will be mailed to each property owner in the Township prior to a field representative visiting their neighborhood, advising them that they should expect such a visit in a few weeks. Property owners are requested to allow access to the property for inspection of the interior. Exterior measurements of all buildings will be taken. All employees of Vital Communications, Inc. will have a photo identification badge and letter of introduction signed by Township officials. Residents should ask to see these documents prior to allowing the interior inspection of their property. All Vital employees and their automobile descriptions will be registered with the Township police.

Upon final review of all data and calculations, the revaluation firm will mail to each taxpayer a notice advising them of their new assessed value. The notice will also explain how to arrange for a personal informal review to discuss the proposed assessment.

Once the revaluation program is completed, the new tax rate for the 2011 tax year will not be determined until the new assessments are filed with the Burlington County Board of Taxation and operating budgets for schools; county and local government is fixed. Budgets are not completed until several months after the filing of the tax list. You should not apply the 2010 tax rate to your new assessment. Due to the anticipated increase in the overall taxable value of the Township, the 2011 tax rate will be lower than the 2009 tax rate.

Vital Communications, Inc. would like to thank the residents of the Township of Edgewater Park for their courtesy and cooperation for their anticipated participation in the year ahead.

If you have any questions or concerns please feel free to contact Leo Midure, Tax Assessor at 609-877-3838, Tuesday evenings from 6:00PM to 8:00PM.