



Wantage Township Newsletter

Mayor: Ron Bassani
Committeeman: Bill Gaechter

Deputy Mayor: Bill DeBoer
Administrator: Jim Doherty



THE TOWNSHIP OF WANTAGE IS CONDUCTING A REASSESSMENT

WHAT IS A REASSESSMENT? The purpose of a Reassessment is to ensure that all properties within the township are assessed at 100% of market value. Properties being at or close to 100% of market value means that Wantage property owners will be paying a fairer, more equitable portion of municipal, county and school taxes. A Reassessment distributes the tax burden equitably.

WHAT WILL THE INSPECTOR LOOK FOR? The inspector will measure the exterior of the house and perform an inspection of the interior of the home. He/she will record information such as the number of bedrooms and bathrooms, type of heat, air conditioning (other than window units), size and percentage of any finished attics or basements, and wall construction, among other items. The exterior measurement will include the house and any decks/patios, accessory buildings, and pools. The type roof, story height, type of foundation and exterior wall construction is also considered. The age of the home, physical depreciation and other factors are also taken into consideration when valuing improvements. An attempt to measure and inspect all properties will be made by field inspectors.

WHEN WILL THE INSPECTIONS START? Inspections will start in the beginning of June.

WHAT IF I AM NOT HOME? If you are not at home when the Inspector visits, a notice with a phone number will be left so you may call the Inspector to set up an appointment. If the Inspector is unable to obtain access to the property, an estimated valuation will be made of the interior. You will have the opportunity to review your property record card upon receipt of your preliminary value letter that will be mailed towards the end of November. Instructions on how to make an appointment will be included in that letter.

Certified Valuations Inc. of Randolph, New Jersey has been awarded the contract to assist with inspections. Each field inspector will have an identification letter and/or card with his/her photograph on it. The name of the firm will also be on the identification letter/card. Ask to see the credentials of anyone seeking to enter your home.

A WORD OF CAUTION! DO NOT ADMIT ANYONE WHO CANNOT PRODUCE THIS IDENTIFICATION. INSTRUCT UNDERAGE CHILDREN NOT TO LET ANYONE IN THE HOUSE TO INSPECT IT IF YOU ARE NOT HOME.

PUBLIC INFORMATION FORUM: A public information forum will be held on June 19th at the Wantage Town Hall, 888 Route 23, at 7:00 pm. If you wish to learn more about this process, or have questions, you can attend this forum.

**IF YOU HAVE ANY QUESTIONS ABOUT THE REASSESSMENT PROCESS,
YOU MAY CALL THE OFFICE OF THE WANTAGE TAX ASSESSOR AT 973-875-7193
DURING REGULAR OFFICE HOURS, 8:30 AM—4:30 PM, MONDAY—FRIDAY.
KRISTY AND KIM WILL BE PLEASED TO ANSWER YOUR QUESTIONS.**

888 State Highway 23
Wantage, NJ 07461

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Fax: 973-875-0801
Email: administrator@wantagetwp-nj.org
Website: www.wantagetwp.com

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RESIDENT - WANTAGE TOWNSHIP

Wantage, NJ 07461

WANTAGE TOWNSHIP REASSESSMENT INFORMATION