



Borough of Stanhope

77 Main Street

Stanhope, NJ 07874

Tel: 973-347-0159 Fax: 973-347-6058

July 9, 2025

**BOROUGH OF STANHOPE
MAIN ST
STANHOPE, NJ 07874**

Dear Property Owner:

As directed by the Sussex County Board of Taxation and the New Jersey Division of Taxation, the Borough of Stanhope is revaluing all taxable real estate for the 2026 tax year to ensure uniform and equitable assessments. The Borough has entered into a contract with Appraisal Systems, Inc. to conduct the Reassessment program.

The first step of the Reassessment process is the inspection of all properties in the Borough. In the coming months, inspectors from Appraisal Systems, Inc. will begin to visit all properties, measuring and photographing the exteriors of all buildings and inspecting the interiors. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc., to examine the interior of your property. The first visit by an inspector will be unannounced between the hours of 9:00am and 5:00pm. If the homeowner is not present at the first visit, the inspector will leave a card specifying a return date to do the interior inspection. The notice will also have a telephone number to call to reschedule this appointment if the time or date is not convenient.

Appraisal Systems, Inc. representatives will carry photo identification, and their names will be registered with the Police Department and the Borough Clerk's office. **Please do not allow anyone to enter your home without proper identification.** You will be requested to sign the field form used by the representative to acknowledge that an interior inspection was made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

If your property has a unique condition that you believe may influence its value, please send documentation to: Appraisal Systems, Inc., 17-17 Route 208N – Suite 210, Fairlawn, NJ 07410 or email us at stanhope@asinj.com and it will be considered.

The new property values for 2026 will all be determined based on their estimated market value as of October 1, 2025 (the statutory date required by law). All property owners will be notified by mail of their proposed assessed values and will have an opportunity to question/contest the values.

Enclosed is a brochure prepared by Appraisal Systems, Inc. that provides general information regarding reassessment. Please also visit the ASI website at: www.asinj.com for more information relevant to the reassessment process.

Please call ASI with any inquiries regarding the inspection procedure or the reassessment process at (201) 493-8530.

Sincerely,

BOROUGH OF STANHOPE


Jason Laliker
Assessor

APPRAISAL SYSTEMS INC.


Ernest Del Guercio
President