



APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

GLEN ROCK OFFICE
139 HARRISTOWN RD – SUITE 103
GLEN ROCK, NJ 07452

January 8, 2026

OWNER
STREET
CSZ

Block:
Lot:
Qual:
Location:
Nbhd:

Dear Property Owner:

The 2026 Reassessment of the Borough of Stanhope 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. We have made a complete analysis of all recent market data in order to accomplish this task and to determine the value of all properties as of October 1, 2025.

YOUR NEW 2026 ASSESSMENT WILL BE:

YOUR 2026 **ESTIMATED** ANNUAL TAXES (based on tax rate of **\$X.XXX**):

YOUR 2025 ASSESSMENT WAS:

YOUR 2025 TOTAL ANNUAL TAXES (tax rate \$4.660):

For comparative purposes, a tax rate of **\$X.XXX** (per \$100 of assessed value) has been *estimated* for 2026 to give property owners a sense of how property taxes may increase or decrease based on the new 2026 proposed property assessments. However, the 2026 actual tax rate *will be different* from the estimated 2026 rate based on the 2026 County Equalization process. In addition, the 2026 actual taxes cannot be computed until the County, School and Municipal budgets are approved and the official 2026 tax rate is established later this year.

Additional information such as the estimated tax rate, estimated tax impact calculator, sales information, assessments, and neighborhood map can be found at www.asinj.com by clicking on "Current revaluation information" on the homepage and following the Stanhope link.

Property owners can meet with a representative of Appraisal Systems, Inc. to review their new assessment. Meetings will be held in-person or can be conducted via a telephone meeting. **All meetings must be scheduled in advance.** Schedule by calling **(201) 493-8530** Monday-Friday between the hours of 10:00 A.M and 4:00 P.M., within 7 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: www.asinj.com/scheduling.htm. Use the following information to gain access for this property:

Login =

Password =

The type, date, time, and place of your meeting will be confirmed at the time of scheduling.


If you wish to request a copy of your property record card for your review, please email stanhope@asinj.com. Please allow 24 to 48 hours to receive your property record card

Thank you for your cooperation during the reassessment process.

Sincerely,
APPRAISAL SYSTEMS, INC.


Ernest Del Guercio
President

BOROUGH OF STANHOPE


Jason Laliker, CTA
Tax Assessor