

Professional Property Appraisers Inc.

PO Box 905
Delran, NJ 08075

DECEMBER 12, 2022

BLOCK: COLUMN A LOT: COLUMN B QUAL: COLUMN C
PROPERTY LOCATION: COLUMN D

COLUMN E
COLUMN F
COLUMN G AND COLUMN H

RE: BOROUGH OF MIDDLESEX REVALUATION – VALUE NOTICE

Dear Property Owner,

The purpose of this letter is to notify you that Professional Property Appraisers, Inc. has completed a total revaluation of all properties located within the Borough of Middlesex. The revaluation has been ordered and approved by the Director, Division of Taxation for the State of New Jersey, and the Middlesex County Board of Taxation. New Jersey real estate taxation law mandates that all real property be assessed at 100% of market value in order to ensure an equitable distribution of real estate taxes. The revaluation will take effect in 2023.

The 2023 total assessment shown below was established using information obtained by our field inspector(s) and analyses of all relevant market data, including current sales and market conditions. Your 2022 taxes and assessed value are also listed below for comparison.

2023 TOTAL ASSESSED VALUE:	\$ COLUMN L
2023 ESTIMATED ANNUAL TAXES:	\$ COLUMN N
2022 TOTAL ASSESSED VALUE:	\$ COLUMN K
2022 TOTAL ANNUAL TAXES	\$ COLUMN M

The **2023 ESTIMATED ANNUAL TAXES** were calculated utilizing the 2022 budget and does not include any budgetary adjustments in 2023 that are yet to be determined. The figures above **DO NOT INCLUDE** any deductions you may be receiving, such as abatements, senior citizens, veterans, and/or disabled. These items will continue to show on your tax bill.

****It should also be noted you will not see the tax impact of the Revaluation until your July, 2023 Tax Bill****

If you have any questions regarding the revaluation, or would like to discuss your new property value, representatives of Professional Property Appraisers will be available for individual consultation with you at the Municipal Building, 1200 Mountain Avenue., Middlesex, NJ 08846. **To schedule an appointment, please call 1-(800)-410-5815 between the hours of 9 am and 4 pm, Monday through Friday no later than Wednesday December 28, 2022.** Day, evening and Saturday appointments will be available. Please bring this letter, along with a copy of any relevant information that can be used by us for further consideration. Due to time and office space limitations, only appointments will be taken – no walk-ins, please.

Finally, we wish to take this opportunity to thank the residents of the Borough of Middlesex for your cooperation and courtesy during the Revaluation Program.

Very truly yours,

Professional Property Appraisers, Inc.