



Mayor Richard Bolan

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BOROUGH OF MAYWOOD
15 PARK AVENUE
MAYWOOD, NJ 07607

April 8, 2021

Re: Revaluation and Tax rate information

Dear Maywood Residents,

I have heard many of Maywood residents' concerns about how the revaluation will effect their property taxes. Before understanding how a revaluation works it is important to understand how your taxes are calculated.

Taxes are set by the budget. If the budget goes up, taxes go up. If the budget goes down, like it did in 2020, taxes go down. If the budget stays the same taxes stay the same. The taxes collected from every property in Maywood must equal the amount of that year's budget. It's important to note that there are actually 4 budgets effecting the tax rate. The Municipal Budget, The Library Budget, the School Budget and Maywood's pro-rata share of the County Budget. Pro rata is the term used to describe a proportionate allocation.

Revaluation is the apportionment of the budget and is the determination of each property's pro-rata share of the total taxes required to be raised to equal the budget. Every taxpayer's portion added together always equals 100% of the budget. If one parcel's pro-rata share goes up, another parcel's pro-rata share must go down to offset it because the total must be 100% of the budget. During a reval year an outside company is hired to look at all the Borough's properties and determine each one's worth. This year the process was more complicated because of the pandemic since they couldn't enter each property. In some, but not all cases, this may result in a less accurate assessment. That's why they asked you in their letter to reach out if you feel your assessment was inaccurate. During a normal reassessment they enter most of the properties, and the inconsistencies are minimal. This year because the inspections started with the exterior only, a lot more residents requested a more detailed inspection.

When all of the valuations and inspections are certified, the assessments are added and the total worth of all properties in Maywood will be determined. The Municipal Budget, The Library Budget, the School Budget and Maywood's pro-rata share of the County Budget are added together and divided by the total worth of all properties in the borough. This becomes the tax rate.

The Borough of Maywood was directed by the Division of Taxation and the Bergen County Tax Board to undertake a Reassessment program that began this year and will continue through 2025.

Value letters for the 2021 Tax Year were mailed beginning, Tuesday March 9, 2021. Informal hearings with individual property owners are being held with any homeowner wishing to discuss the new 2021 assessments. If you wish to discuss the new assessed valuation figures with a representative, you may contact Associated Appraisal Group at (908) 967-6272, (908) 967-6188 or (732) 710-8373 between the hours of 9:30 am and 4:30 pm, Monday through Friday. They will explain the different components on your property record card (bathroom count, type of heating/cooling, basement finish etc.) and you may bring to their attention any concern or unique situation pertaining to you property.

Please do not apply the 2020 tax rate to your new value. The aggregate value of total assessments in Maywood will change for the 2021 tax year, and therefore the tax rate will also change and applying the 2020 tax rate will result in a higher and incorrect figure. Total taxes are a function of the budgets and not the amount apportioned through the reassessment. The exact rate, will be computed once the School, County, Library and Municipal budgets have been approved. This new rate will then be calculated by the Bergen County Tax Administrator sometime this summer.

Please do not hesitate to contact me or the administrative offices if you have concerns or questions regarding this process.

Signed,

A handwritten signature in black ink, appearing to read 'Richard Bolan', written in a cursive style.

Richard Bolan
Mayor