

Rec 5/26/2022
Elizabeth J. Fritzen
Township Clerk



cc: MTC J.K.
GG
RJD
Assessor Tom
BB

ESSEX COUNTY BOARD OF TAXATION

495 Dr. Martin Luther King, Jr. Blvd., Room 230
Newark, New Jersey 07102

COMMISSIONERS

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JOSEPH A. DEFURIA, ESQ.
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TELEPHONE

(973) 395-8525
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TAX ADMINISTRATOR

JOAN CODEY DURKIN, CTA

May 23, 2022

Elizabeth J. Fritzen, Clerk
Township of Maplewood
574 Valley Street
Maplewood, NJ 07040

Certified mail return receipt requested

Dear Ms. Fritzen:

Please find enclosed a copy of the fully executed Order to Revalue adopted by the Board on May 2, 2022. The Order to Revalue was formally approved by John Ficara, Acting Director, Division of Taxation, on May 10, 2022.

This notice is also to advise you of the Township's right of appeal. In the event the Township wishes to challenge this Order a complaint must be filed with the Clerk of the Tax Court within forty-five (45) days of this notice.

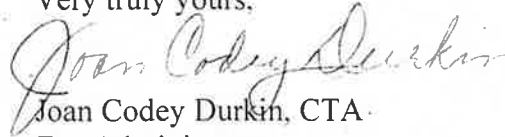
Additionally, Section 8 of the Order requires that your district's tax maps be submitted for review to the Chief of the Engineering Section, Property Administration, Document Control Center, State of New Jersey, Department of Treasury, Division of Taxation, Local Property Tax, P.O. Box 251, Trenton, New Jersey, 08695-0251, Attn: Matthew Loyer

Finally, the Administrative Code rules require that the Assessor and other municipal officials prepare and execute a plan for the revaluation of all real property. N.J.A.C. 18:12A-1.14(2) requires the assessor to submit a written report within 30 days of receipt of this Order. Copies of the required report are enclosed. This plan is to be updated monthly until the completion of the revaluation.

Please be reminded that the new cost schedules and corresponding cost conversion factors for the Real Property Appraisal Manual for New Jersey Assessors, Third Edition must be used for all reassessment and revaluations to be implemented for the 2004 tax year and thereafter.

If anyone has any questions about the enclosed documents, please have them contact me directly.

Very truly yours,

A handwritten signature in cursive script that reads "Joan Codey Durkin".

Joan Codey Durkin, CTA
Tax Administrator

Enclosure: Copy, Order to Revalue
Revaluation Compliance Plan and Report
cc: John J. Ficara, Acting Director w/o enclosure
Michelline Foster, Deputy Attorney General
Thomas DeKorte, Tax Assessor
Mayor and Committee Members
Tax Board Commissioners

2022 MAY 18 P 2:47
ESSEX COUNTY TAX BOARD
RECEIVED

IN THE MATTER OF THE REVALUATION OF
THE TOWNSHIP OF MAPLEWOOD

ORDER TO IMPLEMENT A
MUNICIPAL-WIDE REVALUATION

TO: The Tax Assessor, Mayor and
Members of the Governing Body and
All other Responsible Officials of
The Township of Maplewood

WHEREAS, the Essex County Board of Taxation, pursuant to N.J.S.A. 54:4-2.27, adopts the percentage level of taxable value of real property for the County of Essex of 100% of true value;

WHEREAS, the Essex County Board of Taxation, pursuant to its statutory duty to revise, correct and equalize the assessed value of all property in the respective taxing districts (N.J.S.A. 54:4-47), has determined that the assessments of the Township of Maplewood result in an unequal distribution of the tax burden within said municipality;

WHEREAS, pursuant to N.J.S.A. 54:3-13, the Essex County Board of Taxation has the responsibility to secure the taxation of all property within Essex County at its taxable value in order that all property, except as exempt by law, shall bear its full, equal and just share of taxes;

WHEREAS, it is the regular policy of the Essex County Board of Taxation to review the measurement of uniformity and accuracy of assessments of each taxing district within Essex County in accordance with the standards of N.J.A.C. 18:12A-1.14 to assure the proper distribution of the local property tax burden in each municipality.

WHEREAS, the ratio of assessed value to true value for the Township of Maplewood is 84.11% and there is a wide divergence of ratios (50.88% - 125.59%) as opposed to clustering.

The board has taken into consideration the nine regulated criteria for determining the need for a revaluation as prescribed in the New Jersey Administrative Code, N.J.A.C. 18:12A-1.14. In addition, the board considered the following important extenuating circumstances:

- Last Revaluation or Reassessment: Revaluation 2011/Reassessment 2017
- New DCA rules hamper Assessor's ability to correctly assess building improvements.

It is ordered on this 2nd day of May 2022:

1. The Township of Maplewood and its tax assessor shall implement a municipal-wide revaluation to be completed by October 1, 2023 and to be effective for the 2024 tax year.

2. The tax assessor for the Township of Maplewood shall, within 30 days from the date of approval of this order by the Director of the Division of Taxation, submit a proposed plan for compliance with this revaluation order. The plan shall indicate when the municipality proposes to enter into a contract with a qualified revaluation firm for purposes of accomplishing a revaluation of all real property within the municipality pursuant to N.J.S.A. 54:1-35.36 and shall further indicate the date upon which it proposes to begin implementation of the program and the time estimated to be required for completion of the revaluation.

3. The Governing body of the Township of Maplewood shall take all necessary action to enter into a contract for a revaluation in accordance with the Local Public Contracts Law, N.J.S.A. 40:11-1 et seq., and the Local Budget Law, N.J.S.A. 40A:4-1 et seq. including, but not limited to, the preparation of the revaluation contract and the appropriation of monies to fund the revaluation contract.

4. The procedure to be utilized by the municipality in awarding the revaluation contract to a revaluation firm shall be made pursuant to the provisions of the Local Public Contracts Law, N.J.S.A. 40:11-1 et seq., and the Local Budget Law, N.J.S.A. 40A:4-1 et seq. and shall not be delayed as a result of the municipality's utilization of either the public bidding or other available procedure for purposes of securing a qualified revaluation firm.

5. The governing body of the Township of Maplewood shall prepare the necessary specifications for the revaluation contract and submit a copy thereof to the Essex County Board of Taxation.

6. The Township of Maplewood following the awarding of the revaluation contract, shall submit the proposed revaluation contract to the Director, Division of Taxation, for his review and approval pursuant to the provisions of N.J.S.A. 54:1-35.36 and shall submit a copy of the revaluation contract to the Essex County Board of Taxation.

7. The tax assessor of the Township of Maplewood shall submit written reports on the first day of each month during the implementation of the revaluation program to the Essex County Board of Taxation. The report shall set forth specifically the progress and status of the revaluation of all property in the Township of Maplewood including the precise nature of the program adopted to accomplish the revaluation, the amount of monies appropriated and expended therefore, the nature and status of any municipal ordinance or resolution introduced by the municipal governing body relating to the revaluation program and the funding therefore, the number of line items completed and left to be completed in connection with the revaluation and the amount of time needed to complete each phase of the revaluation.

8. As part of the revaluation program, the municipality is required to maintain an up-to-date tax map. The tax map must be submitted to the Director, Division of Taxation, in accordance with N.J.A.C. 18:12-4.7 for review and approval in accordance with existing standards. The commencement of the revaluation program requires the availability of an up-to-date tax map. In the event the tax map requires revision, such revision shall be immediately commenced in order to effectuate an up-to-date tax map. The progress reports to be submitted pursuant to this order shall include a discussion as to the status of the tax map revision.

9. The revaluation firm shall perform the revaluation on behalf of and as an agent of the tax assessor and the tax assessor shall be responsible for monitoring all phases of the revaluation work to insure the proper implementation of the revaluation program.

Essex County Board of Taxation

Regulated Criteria for Revaluation Orders
in Accordance with N.J.A.C. 18: 12A-1.14

Date: April 4, 2022

Municipality: Maplewood

	Property Class	
1. General Coefficient of Deviation (Average of all usable sales) [Deviation above 15% generally denotes lack of uniformity in assessments]		<u>12.29%</u>
2. Stratified Coefficient of Deviation (Average within a property class) [Deviation above 15% generally denotes lack of uniformity in assessments]	1	<u>11.06%</u>
	2	<u>12.23%</u>
	3	<u>N/A</u>
	4	<u>0.00%</u>
3. Segmented Coefficient of Deviation (Average between property classes) [Deviation above 15% usually denotes lack of uniformity in assessments]	1	<u>20.37</u>
	2	<u>12.21%</u>
	3	<u>N/A</u>
	4	<u>10.64%</u>
4. Assessment-Sales Ratio (Director's Ratio) [Declining ratios indicate a lack of assessment maintenance, less than 85% and compliance to a adopted county percentage level]		<u>84.11%</u>
5. Individual Assessment-Sales Ratios (Listing of lowest to highest) [A wide divergence of ratios as, as opposed to clustering, indicative of lack of uniformity]	1	<u>80.74</u>
	2	<u>50.88%</u>
	3	<u>N/A</u>
	4	<u>88.98%</u>
6. Class Weighted Ratios (Usable sales by class assessments divided by total of usable sales of class) [Wide variances in class ratios indicate lack of uniformity]	1	<u>95.09</u>
	2	<u>78.80%</u>
	3	<u>N/A</u>
	4	<u>88.98%</u>
7. District Weighted Ratio (Total ratables of all classes divided by total equalized true value of all classes) [Compliance to a adopted county percentage level]		<u>79.80%</u>
8. Neighborhood and Zoning Changes Delineate impact on value)		<u>Much new construction and development projects being completed necessitating zoning changes.</u>
9. Lack of Adequate Records (Example: Property record cards & building permits)		<u>Property record cards need to be brought up to date</u>

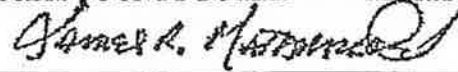
NON-REGULATED CRITERIA:

10. Last Revaluation or Reassessment: Revaluation 2011 / Reassessment 2017.
11. New DCA rules hamper Assessor's ability to correctly assess building improvements.

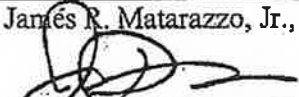
Maplewood Township
Tax Year 2024

RECORD OF BOARD VOTE				
BOARD MEMBER	YES	NO	N.V.	ABSNT.
JAMES R. MATARAZZO, JR., PRESIDENT	X			
JOSEPH A. DEFURIA, ESQ.	X			
IAN R. GRODMAN, ESQ.			X	
EVERETT M. JOHNSON, ESQ.	X			
MARY DEVON O'BRIEN			X	
X - Indicate Vote N.V. - Not Voting ABSNT. - Absent				

ESSEX COUNTY BOARD OF TAXATION

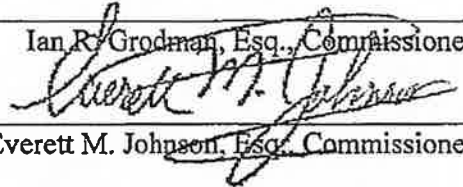


James R. Matarazzo, Jr., President



Joseph A. DeFuria, Esq., Commissioner

Ian R. Grodman, Esq., Commissioner



Everett M. Johnson, Esq., Commissioner

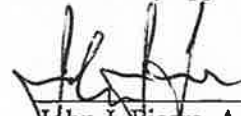
Mary Devon O'Brien, Commissioner

Attest:



Joan Codey Durkin, Tax Administrator

In accordance with N.J.S.A. 54: 1-35.36, the within order is hereby approved.



John J. Ficara, Acting Director
Division of Taxation
Department of the Treasury
State of New Jersey

Date:

5/10/2022