

Tax Assessor: George Reggo
Address:

Borough of Bergenfield
198 N. Washington Avenue
Bergenfield, NJ 07621

Office located in the Tax/Finance Office
1st Floor in the Municipal Building

Phone: 201-387-4055 x 4069
Hours:

Monday Only 1:30PM-4:30PM

Primary responsibilities of the Tax Assessors:

- Identify the fair market value of all properties within the Town according to the statutes of the New Jersey Division of Taxation.
- Review all building permits and home improvements to determine any changes to fair market value.
- Maintain property transfer records, keeping current ownership updated.
- Review and approve all applications for tax deductions and exemptions

The Tax Assessor also prepares added assessment rolls on new buildings and alterations that are completed during the tax year. The Tax Assessor is responsible for taxation in conformity with existing statutes and regulations and prepares all assessment rolls as required by law.

Exemptions and partial exemptions such as qualified veterans or their widowed spouses, qualifying senior citizens, houses of worship and certain schools are administered by this office.

Information on Tax Appeals:

Bergenfield property owners who believe their assessments do not reflect market value may appeal the assessment on their property (taxes cannot be appealed) each year prior to April 1st. Appeal applications are available from the Bergen County Board of Taxation after February 1st, after receipt of your assessment notification (postcard).

Tax appeal forms may be picked up at:

Bergen County Tax Board
1 Bergen County Plaza, Room 370
Hackensack, NJ 07601
201-336-6000

All appeals must be filed with the Bergen County Board of Taxation by April 1, except those properties with as assessed value in excess of \$750,000 which may be filed directly to the Tax Court in Trenton.

HOME IMPROVEMENT MAY AFFECT YOUR ASSESSMENT:

Added assessments were briefly described in the General Descriptive Information section listed here is more detailed information.

Improvements to your home not only make it more comfortable and attractive but also make it more valuable. When you are issued a building permit, you may expect visits from bot the Assessor and the construction official as their duties require. Not all improvements will result in added assessments some of the most common improvements are listed below.

Assessable

Not Assessable

- Additions
 - Air Conditioning
 - Brick Facing (1 Story or more)
 - Decks, enclosed porch or deck
 - Finished basements
 - Fireplace (wood, coal or gas)
 - Garage conversions or carports
 - In ground pools
 - Kitchens and bathrooms
 - Shed (larger than 10x10)
 - Siding
-
- Fences
 - Sheds (smaller than 10x10)
 - Paint
 - Replacement windows
 - Skylights
 - Jungle gym or play platform
 - Above ground pools

Home improvements increase selling price and therefore the property tax assessment will increase.

An added assessment tax bill is sent at the end of October after the improvement is substantially completed. This bill is payable on November 1, February 1, and May 1. The added assessment amount is then included in the annual tax bill in June for the new tax year.

In an Added Assessment tax bill for work completed in the previous year, and "Omitted/Added" Assessment bill is supplemented to an "Added Assessment" bill the year following the improvement.

Not scheduling a final inspection for your building permit does not delay the added assessment tax bill.

Appeals on Added Assessment bills are filed on or before December 1st with the Bergen County Board of Taxation.

The Tax Assessor represents to Town in all cases brought before the County or State. For more information on Tax Appeals please visit the Bergen County Board of taxation web site at www.co.bergen.nj.us/taxboard/appeal.html

CAUTION WHEN BUYING OR SELLING A HOME:

In order to avoid an unexpected Added Assessment bill for work performed by the prior owner request that your attorney order's "Municipal Tax Search" from the Tax Collectors Office, the cost is \$10.00 and is generally provided within 2-4 days. This search provides a listing of any unpaid taxes, open building permits or plumbing permits and any potential added and/or omitted added tax assessments.

Before selling a home, contact the Construction Office to ensure all construction permits are completed and final inspections have been performed before scheduling a closing.

If permits and/or Certificate of Occupancy have not been obtained, or an Added Assessment or Omitted Assessment is pending your attorney should address the issue of potential fines or assessments in the closing documents.

You should be aware of any tax appeal or other litigation pending for the property. Purchasers of commercial properties should inquire if the current owner has complied with the filing requirements for Chapter 91 (Income and Expense) statements. Non-compliance may preclude the purchasers from the appeal process.

AVAILABLE DEDUCTIONS:

SAVER REBATE: This property tax relief program was instituted in 1999. Residents who owned and paid taxes on a home used as their principal residence are eligible. There are no age or income requirements. This rebate is applied for via telephone by June 11th, directly with the NJ Division of Taxation. The local Assessor's office has no involvement in mailing forms, calculating rebate amounts or processing claims. Call 1-877-NJTAX82 (658-2972); toll free, for additional information on this program. The rebate amount is based on the effective school tax rate and varies by municipality.

HOMESTEAD REBATE: This program is administered by the NJ Division of Taxation through NJ Income Tax Returns (Form HR-1040 and NJ-1040 if required). Homeowners and tenants who pay property taxes on their principal residence, either directly or through rent payments, and whose gross income does not exceed \$100,000 (65 or older, or disabled) or \$40,000 (all others) are eligible. The rebate range is from \$30 to \$500.

PROPERTY TAX REIMBURSEMENT: This program is only for those 65 or older or those receiving federal disability benefits. They must have paid property taxes on their principal residence directly or through mobile home park fees. Applicants must be NJ residents for at least 10 years and must have lived in the residence on which the reimbursement is claimed for at least 3 years. There are income limitations. Applicants must meet all requirements for the base and reimbursement years. The reimbursements are equal to the difference between taxes paid in the reimbursement year and the base year. This program is administered by the NJ Division of Taxation. Filing deadline is March 15th. Call 1-800-882-6597 for information or to request form PTR-1.

SENIOR CITIZEN'S/DISABLED ANNUAL PROPERTY TAX DEDUCTION: An annual \$250 deduction for those 65 or older or permanently and totally disabled or qualifies as a surviving spouse of a senior citizen or disabled person with income less than \$10,000 per year, excluding social security payments and other permitted exclusions. Applicants must own and reside in the home on which the deduction is claimed. The application forms are available in the Bergenfield Tax Assessors Office.

VETERANS DEDUCTION: An annual deduction of \$250 from perproperty taxes is available to qualified veterans or unremarried widows of veterans. Claimant must be a New Jersey citizen prior ot October 1st of pretax year. The application forms are available in the Bergenfield Tax Assessors Office.

Veterans who were honorably discharged and actively served during the following wars may apply for a deduction: Join Guard Mission-Bosnia and Herzegovina, Joint Endeavor Mission-Bosnia and Herzegovina, Restore hope Mission-Somalia, Operation "Desert Shield/Desert Storm", Panama Peacekeeping Mission, Lebanon Peacekeeping Mission, Grenada Peacekeeping Mission, Vietnam Conflict, Korean Conflict, World War I and World War II. Dates of induction/service apply.

100 PERCENT PERMANENTLY DISABLED VETERAN, SURVIVING SPOUSES: Qualified NJ resident war veterans having certain service connected disabilities described in law or having been declared totally of 100% permanently disabled by the US Veterans Administration are granted full tax exemption on their dwelling house and lot.