

355 North Avenue  
Dunellen, NJ 08812

**BOROUGH OF  
DUNELLEN**

Phone (732) 968-3033  
Fax (732) 968-8605

**NEW JERSEY**



DATE

Dear Property Owner:

Dunellen is continuing with the annual reassessment program for all properties located within the Borough. This program, which was approved by the Middlesex County Board of Taxation and the New Jersey Division of Taxation, is under the direct supervision of the Municipal Tax Assessor pursuant to the requirements of the "Annual Qualified Reassessment" (N.J.A.C. 18:12-4.8).

The goal of the program is to update all assessments to fair market value. Doing so will level out any inequities that may currently exist and result in a fair and equitable distribution of the tax burden among all property owners. To achieve this goal, all pertinent information must be accurately collected through interior inspection of 20% of properties each year.

This letter serves as notice of the start of field inspections in your area **beginning in July 2025**. A representative of Professional Property Appraisers (PPA) will measure all buildings/structures on your property. If you are not home at the time, a postcard will be left to schedule an appointment directly with PPA. The inspector will be wearing a PPA shirt and have an identification badge from PPA. This inspection is not an appraisal, and the inspector is not there to place a value on the property; they will be verifying the data that we have on record and usually will not take more than 15 minutes.

Any property owner who would like information relevant to the reassessment program should visit the Assessor's department area of the Borough's website: [dunellen-nj.gov](http://dunellen-nj.gov), email at [dguttschall@dunellenborough.com](mailto:dguttschall@dunellenborough.com), or call 732-968-3033 x132.

Your cooperation is greatly appreciated. It will ensure the most accurate assessment of your property.

Sincerely,

Dawn Guttschall, CTA  
Borough Tax Assessor