



# Township of West Orange

66 Main Street West Orange, NJ 07052

## OFFICE OF THE TAX ASSESSOR

**ROBERT D. PARISI**

*Mayor*

**KEVIN DILLON**

*Tax Assessor*

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October 7, 2010

Mr. Paul J. Kraoviak  
20 Grand View Avenue  
West Orange, New Jersey 07052

Rec  
10-12-10  
ju

RE: CRESTMONT COUNTRY CLUB  
750 EAGLE ROCK AVENUE  
TAX APPEAL

Dear Mr. Kraoviak:

Below are the responses to your questions from the Council Meeting on September 28, 2010.

- Q - How does this rank in terms of highest dollar amount since Organon and the revaluation when Prism acquired the property?
- A - This is the second highest since Organon – Prism. Organon – Prism was higher.
- Q - Town's 2010 assessment \$8.78 million/market \$39.3 million – later it says total value of \$22 million. If my math is correct, that suggests an assessed value of \$4.9 million for a reduction in assessment base of nearly \$3.9 million, indicating a 44% drop in properties contribution to our tax base.
- A - \$22 million is the assessment for 2011
- Q - The settlement limits 2011 taxes to \$660,000. What was the tax bill prior to this settlement?
- A - \$1,163,471.15
- Q - Where does this leave the Town's balance for successful tax appeals?

A - County Board Judgments \$2,130,938.74  
Crestmont Country Club \$150,000.00  
\$2,280,938.74 as of 9/28/10

Q - How much more of this do you expect to hit this year?

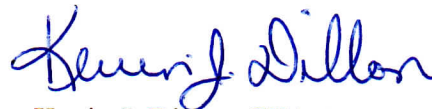
A - We will continue to negotiate with taxpayers for the best possible solution for all ongoing appeals.

Q - Approximately how many other commercial property tax appeals are in the process for revenue of more than \$1 million?

A - Assessment or tax dollar?

If you need any additional information, please do not hesitate to contact me.

Very truly yours,



Kevin J. Dillon, CTA  
Tax Assessor

Cc: Mayor Robert Parisi  
Jack Sayers, BA  
Council President Sal Anderton