

OPRA 2022:14 SUR 2/8/2022

BY: PATRICK DUFF

MR. DUFF ASKED FOR THE 2021-2022 ASSESSMENTS FOR 600-615 GARDEN ST. THIS LIST WAS MANUALLY WRITTEN SINCE NO RECORD EXISTS TO SATISFY REQUEST.

BLOCK	LOT	LOCATION	2021 ASSESSMENT	2022 ASSESSMENT
48	1	600 GARDEN ST	\$ 198,000.	\$ 198,000.
48	2	602 GARDEN ST.	190,000.	190,000.
48	3	604 GARDEN ST	182,600.	182,600.
48	4	606 GARDEN ST	186,700.	186,700.
48	5	608 GARDEN ST	190,100.	190,100.
48	6	610 GARDEN ST	192,100.	192,100.
29	30	601 GARDEN ST	195,500.	195,500.
29	31	603 GARDEN ST	188,800.	188,800.
29	32	605 GARDEN ST	184,600.	184,600.
29	33	607 GARDEN ST	180,600.	180,600.
29	34	609 GARDEN ST	184,600.	184,600.
29	35	611 GARDEN ST	184,600.	184,600.
29	36	613 GARDEN ST	181,600.	181,600.
29	37	615 GARDEN ST	200,900.	200,900.

Kelly Santosusso

From: Patrick Duff <101etm@gmail.com>
Sent: Tuesday, February 1, 2022 2:28 PM
To: Tom
Cc: Kelly Santosusso; jyuhaze; Tom Colavecchio
Subject: Re: Fw: Tax assessment for Haddon Heights for 615 Garden St (Block 29, Lot 37)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

What improvements are you speaking of? We made no improvements to the home. Where did you get this information from?

Thanks,
Patrick Duff

On Tue, Feb 1, 2022 at 2:09 PM Tom <tjc7346@yahoo.com> wrote:

Mr. Duff,
Please see my responses to your questions below. You may call my cell at 856-625-1486 anytime if you have any more questions. Have a good day.
Tom Colavecchio
Tax Assessor

From: Patrick Duff [mailto:101etm@gmail.com]
Sent: Monday, January 31, 2022 9:59 AM
To: Tom Colavecchio <colavecchio@haddonhts.com>
Subject: Tax assessment for Haddon Heights.

Hello Tom,

I own 615 Garden Street in Haddon Heights and my taxes went up 7.2% this year. I have a couple of questions regarding that.

1. Was there a town-wide increase in assessments from 2021 to 2022? If so, by how much?

No, the last town-wide revaluation was implemented beginning in 2007.

2. What was the tax assessments for 600-614 Garden St for 2021-2022? Did they all increase by 7.2%? If not, why?

See answer to your OPRA Request # 2022-14 (your email dated 1/28/2022) for list of assessments requested. The Township Clerk will send you my response to that request. None of the other assessments in this address range increased between 2021 and 2022. Your assessment increased because work was done to the property that was not assessed. I was unaware that any of the other properties in the address range listed had work done that was not already assessed.

3. By which parameters did you use to increase the assessment on my property by 7.2%?

I increased the 2022 assessment for your property by \$13,500 (7.20% over previous assessment) due to the updated kitchen, partial basement finish, and work done to front open porch, none of which was previously assessed. In my opinion, the \$13,500 assessment increase is the least amount the assessment should have been increased to account for the work done. I am required to investigate every sale to make sure the assessment reflects what actually sold. NJ Laws and Regulations dictate that I can assess your property at 97.96% of market value in 2021 (and 95.00% of market value in 2022). That would mean your assessment could have been about \$235,000. I was not trying to assess you at the highest limit allowed by law but needed to adjust the assessment to reflect what was not assessed. You have the right to appeal your assessment to the Camden County Tax Board on or before April 1, 2022, but I would not advise you to do that. If you file an appeal then both you and I would be required to prove the market value of your property (comparable assessments are not allowed to be used as evidence), and it would be more likely your assessment would be increased. If you would like to discuss this further with me then please call my cell at 856-625-1486.

4. If the other properties on my street did not increase in assessments from last year, what compelled you to raise my assessment by such a large increase?

See answers to questions 2 and 3.

I look forward to hearing from you.

Regards,

Patrick Duff

609-314-9413

Kelly Santosusso

From: Patrick Duff <opra+request-29058-0bfda7b5@requests.opramachine.com>
Sent: Friday, January 28, 2022 3:36 PM
To: Kelly Santosusso
Subject: Re: FW: OPRA 2022:13

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Dear Kelly Santosusso,

Could I please have the 2021-2022 assessments for 600-615 Garden St?

Yours sincerely,

Patrick Duff

-----Original Message-----

Mr. Duff,

I forwarded your recent OPRA request filed today, January 28th to our Tax Assessor Tom Colavecchio. He has advised that he has no record or document that meets the specific information you request. He suggested I advise you of the NJACTB.ORG site that shows every property in Haddon Heights Borough. This site has an assessment history from 2015 to 2022 for every property in the Borough and there is a way to sort by street name.

Received

JAN 28 2022

Kelly Santosusso
Borough Clerk

*OPRA 2022:14
due 2-8-22*

He further advised that he would be willing to assist you in navigating the site if needed. Please let me know if you will require assistance.

Thank you.

Kelly Santosusso, RMC, CMR

Borough Clerk

Borough of Haddon Heights

625 Station Avenue

Haddon Heights, NJ 08035

(856) 547.7164 | ext. 30

[1][Haddon Heights Borough request email]