

## **Dear Property Owner:**

A representative of RDS visited your home today to conduct an interior/exterior inspection to verify the accuracy of your property record card for the municipality.

### **Notification cards explaining the purpose for our visit were previously sent via U.S. Mail**

The municipality and police dept. possess all RDS inspector personal information, and are aware of our presence in your area.

Please schedule a date/time appointment window by visiting our website at [www.rdsnj.com](http://www.rdsnj.com) and clicking APPOINTMENTS, then BOOK NOW. If you do not have internet access, you may call our phone number listed below.

Inspectors will be in your area for a limited time so please contact us within the next few days. If an appointment is not scheduled, our final visit(s) will be made in the coming days.

The inspection is necessary for your municipality to accurately assess your property, so we encourage you to contact us as soon as possible.

A person of legal age must be present during the interior inspection. Please notify your tenants (if applicable) of rental units and request that they cooperate with the inspection process.

We appreciate your cooperation as we complete this inspection, which is required by the State of New Jersey.

If you would like to refuse the interior inspection, please visit [www.rdsnj.com](http://www.rdsnj.com) and click APPOINTMENTS, then REFUSAL FORM. Complete the refusal acknowledgement form and submit. The property will be removed from our interior inspection route, and the assessor may estimate the interior amenities.

If you prefer, simply scan the below QR code from your cell phone or tablet to be directed to our site to schedule your appointment.

*Thank you.*

## **Inspector #**



# **(732) 719-2265**



**Please refer to the reverse side  
for important information  
and FAQs about the reassessment program**

# **IMPORTANT INFORMATION and FAQ'S**

## **If my home was inspected in recent years, will another inspection be required?**

Yes. If you have received a postcard notifying you that an inspection will take place this year, or a notice has been left at your property during our initial visit, an inspection is required this year. The previous inspection was likely part of a community-wide "revaluation" which took place prior to implementation of the new program. Once this year's inspection has been completed, you can expect it to be an average of five years until another inspection is scheduled, in most circumstances. If improvements are made to your property during this period, a second inspection could take place at an earlier time.

## **Will this inspection affect my property assessment and tax amounts?**

While our inspectors collect essential property data on behalf of your municipality, RDS plays no role in determining your property assessment or tax amount. For this reason, our staff has been instructed to direct any questions on these topics to your municipal Tax Assessor. Our sole focus is to ensure that property records are complete and accurate.

## **How can I be certain of an inspector's identity before allowing him/her into my home?**

All RDS inspectors are easily identifiable in several ways. Each inspector will be wearing high-viz vest and/or jacket, and will be displaying an RDS photo ID. Inspectors also possess an official letter from your municipality's Tax Assessor, which identifies them as RDS employees. In addition, all properties subject to inspection are mailed a notification postcard prior to any visit.

## **Why are we annually reassessing now and how was it done in the past?**

In the past, assessments may not have been accurate. Due to technological and administrative constraints, assessments were set during a revaluation year and then remained unchanged despite changes in the market value. One of the many problems with the old system is that it was based on the assumption that every property within a municipality appreciates or depreciates at the same rate. This resulted in a large number of properties being over-assessed or under-assessed relative to market value.

The new assessment program grants municipalities the power to correct the assessments annually, to ensure consistency with market value, and a fair distribution among all owners. This also saves property owners significant time and expense, since they no longer have to file appeals to achieve these corrections.