

TOWNSHIP OF FREEHOLD



"Preserving and Enhancing the Quality of Life"

January 14, 2020

Re: Realty Data Systems (RDS) Inspections

Dear Property Owner,

In the past, properties were only inspected periodically (when a revaluation was done). We now annually reassess properties in house, removing the need for costly revaluations. To annually reassess, the law requires the municipality to inspect every property once every five years. In accordance with the law, Freehold Township has contracted Realty Data Systems to perform the mandated inspections. Each year, a geographic section will be chosen for the inspectors to verify property data. The purpose of the inspections are to gather proper information on each property so that the in house appraisal process is fair and uniform. For a list of all the properties to be inspected and to confirm you are on this list, please reference the official list linked on our website.

Property owners in the selected section will be receiving a postcard in the coming weeks to notify them of the upcoming inspection. RDS will have a group of inspectors in the area verifying the interior and exterior data that the Assessor's office has on file. The inspection consists of taking exterior photographs (with a tablet), knocking on doors to inspect the interior with a homeowner, or adult permission, walking the properties (including rear yards) to perform exterior inspection, as well as sketching the improvements.

If there is no answer at the door, a door hanger explaining the purpose of the visit and instructions to contact RDS for an appointment will be left on the door knob. The inspector will then continue the exterior inspection, including entering the rear of the property. Inspectors will not go through locked gates, but will enter an unlocked gate/fence to access the rear of the property and verify the sketch of the structure. If the inspector does not gain access to the interior of your property, they will estimate the interior room counts and conditions.

All inspectors wear RDS logo shirts, high visibility vests with "Property Inspector" printed on the tail. They also carry photo ID badges. Inspections will be conducted between 9AM and dusk (Mon – Sat).

Please note: The inspectors are not appraisers and are not appraising your home. The inspectors are simply data collectors and return the data to the Assessor's Office where the reassessment process is conducted annually.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Michael Imbriaco, CTA
Tax Assessor
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