

PROPERTY INSPECTIONS TO START SOON

As part of the annual in-house reassessment of properties in Freehold Borough, each property must be inspected once every five years. The information gathered will go towards the Tax Assessor's appraisal process, and ensuring that the resulting tax distribution is fair and uniform. Inspectors are not appraisers, and are not appraising individual homes. The inspectors are data collectors with Realty Data Systems, who will return the data to the Tax Assessor's office for the annual reassessment. Data points include, but are not limited to: room counts, dimensions and condition of the structure, interior conditions, and the finished basement and attic spaces.

In the past, properties were only inspected periodically, when a revaluation was done. To remove the need for costly revaluations, the Borough of Freehold now annually reassesses properties in-house. For annual reassessments, the law requires the municipality to inspect every property once every five years. In accordance with the law, the Borough of Freehold has contracted Realty Data Systems (RDS) to perform the mandated inspections over a rolling five-year period. Each year, a geographic section will be chosen for the inspectors to verify property data. The purpose of the inspections is to gather proper information on each property so that the mass appraisal process and resulting tax distribution is fair and uniform.

Property owners in this year's selected section of town 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 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), as well as sketching the structures as needed. If there is no answer at the door, a blue door hanger explaining the purpose of the visit and instructions to contact the inspector for an appointment will be left on the door knob (or under a door mat if necessary). 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 and high-visibility vests with "Property Inspector" printed on the tail. They also carry photo ID badges. The Assessor's Office and Police Department have a full list of inspectors and their respective vehicle information.

If your property is located in the area chosen this year, you will receive a postcard prior to an inspection attempt.

Landlords should notify and prepare their tenants for the inspector's visit.

Any questions should be directed to Realty Data Systems below:

Realty Data Systems LLC
2 Majestic Avenue, Suite 2
Lincroft, New Jersey 07738

Tel: 732 276-1057 (Corporate Office)

Fax: 732 276-1056

For inspection questions and appointments, call 732 719-2265.