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## Holmdel Property Inspections by Realty Data Systems (RDS)

March 1<sup>st</sup>, 2020

Dear Property Owner,

Properties in the area in the below map will be the next group of properties to be reinspected for assessment data collection purposes. Inspections will be conducted over the next couple months between 9AM and dusk (Mon - Sat).

In the past, properties were only inspected periodically (when a revaluation was done). We now perform an in-house district-wide reassessment annually, removing the need for costly revaluations. To annually reassess, the law and NJ Division of Taxation require the municipality to physically inspect every property once every five to eight years. The purpose of the inspections is to gather accurate information on each property so that the in-house appraisal process (and resulting tax distribution) is fair and uniform. In accordance with the law, the Township of Holmdel has contracted Realty Data Systems (RDS) to perform the mandated inspections. Each year, a geographic section is chosen for the inspectors to verify the property data. Holmdel is on schedule to complete this Township-wide cycle over a three-year period (2020-2022).

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 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 measuring and sketching the structures.

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 (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 and any amenities. If the inspector does not gain access to the interior of your property, they will estimate the interior room counts and conditions.

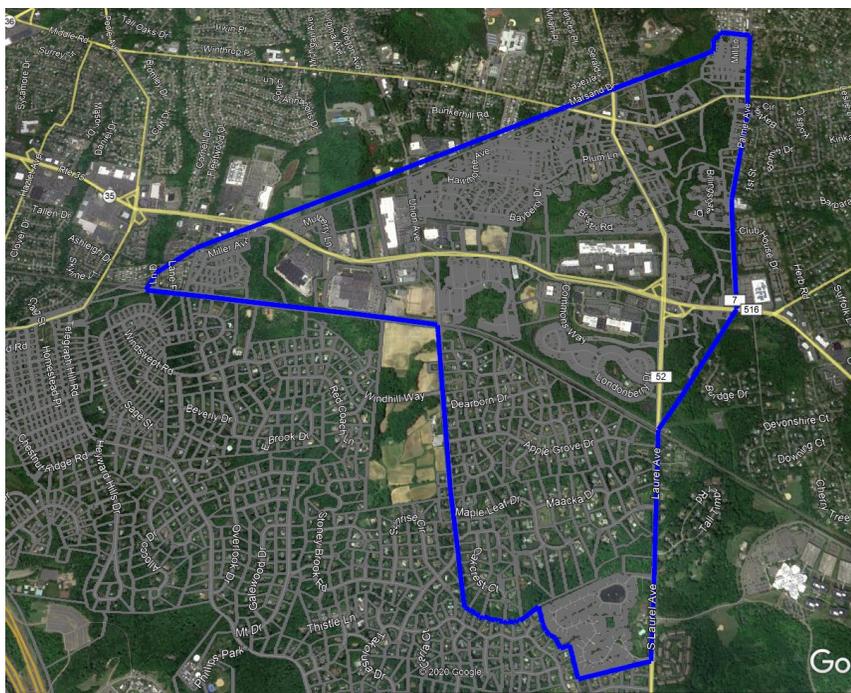
All inspectors carry photo ID badges and wear high-visibility vests or jackets. The Assessor's Office and Police Department have a full list of inspectors and their respective background checks and vehicle information.

**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 done annually. Any questions should be directed to the Assessor's Office.**

Regards,



Erick Aguiar, CTA  
Assessor  
Holmdel Township



[Click here to learn more about Holmdel's Reassessment Program](#)