

# **ANSWERS TO QUESTIONS REGARDING INSPECTIONS**

By Gail Scaglione, Tax Assessor

## ***I was inspected in 2008. Why am I being inspected again?***

In 2008 Hazlet performed a Revaluation in order to bring the entire town from a fractional assessment to "market value".

The revaluation was put into effect for the 2009 tax year. During a revaluation ALL properties are inspected.

Starting on January 1st, 2014 the Township implemented the first year of the Assessment Demonstration Program. A part of that program is that all properties in town be inspected again over a five year cycle, so from 2014 to 2019 we will be inspecting the entire town ONCE. Once you are inspected, you will not be inspected again until after 2019. The 2009 data is being verified by the data collectors from RDS (The inspection company).

## ***What information are the inspectors gathering?***

The Data Collectors will be looking for the same information that we collected during revaluations, the information includes:

- when was the house built,
- the type of heat,
- whether there is air conditioning,
- number of rooms,
- number of bathrooms,
- and all measurements on the exterior of the house will be confirmed,
- they will also take pictures of each house for our data base.

## ***How many inspections will there be in the next five years?***

Every property will be inspected ONCE every five years.

## ***What happens with the data they collect?***

The data that is collected is transmitted to our office for review and after review it is loaded into the Hazlet data base to insure that we have the most current data.

## ***What happens if I don't let them in? Can't you use the data collected in 2009?***

I would strongly suggest that you allow the Data Collectors to inspect your property. It is in everyone's best interest that the data on your property be correct. Many people in the last three years who did not allow the Inspectors into their house had assessments that were incorrect due to data errors. If we can't inspect the property we will have to guess what is in there, and that does not give us correct data.

## ***Why can't RDS make specific appointment days and times with each property owner instead of going door to door?***

*Because it is very difficult to determine how long each inspection at each property will take, specific appointment times and dates would be very difficult. There are over 1400 lines items each year that must be inspected, so trying to keep to specific times and days would be very difficult.*