

Bound Brook Revaluation Update

July 18, 2008

Progress is being made with the residential inspections and pictures. There are five (5) field inspectors working on inspections. You will receive a notice prior to when they will be in your area. Remember all the appraisal staff inspectors have Borough of Bound Brook photo ID and you should only allow inspectors inside after you have seen proper identification. If you have any concerns about the inspectors, contact the Bound Brook Police Dept for verification.

Recently asked questions from bbtaxassessor@gmail.com

Is there any form of identification I will be asked to show the revaluation inspectors? *THE ANSWER IS NO!* The property inspector from the revaluation company will never ask to see any form of identification from the property owner or any tenant. The interior/inside inspections are only for the purpose of gathering accurate information needed to determine fair and reasonable valuations or “market value” as required by law. Any questions an inspector may ask are about the property only. They are not there for any other purpose other than to do the State and County Board ordered revaluation.

What if I refuse to allow an inspector to inspect the inside of my property or not respond to the notices for a follow up inspection? All properties that are not inspected will be estimated at their highest and best use according to State law. Estimates include the potential number of living units, finished basements and attics as well as the overall condition of the dwelling if remodeled. Any property that remains estimated upon final hearing notification in November will have to file a Somerset County Tax Board appeal after February 2009 and have a scheduled interior inspection prior to the tax hearing. Your cooperation is appreciated.

What information should I tell the appraisal inspectors when they come to the house or my business. They may ask you some general questions about the property such as: the age (if known), recent upgrades you may have made such as bathrooms or kitchens or other improvements. If you recently purchased the property they may confirm the sale information. Again, you will not be asked to show or provide any documentation or information that doesn't relate to valuation.

Any further questions you may have please contact me at my e-mail address provided in this letter. Have a safe summer!

Gary Toth
Tax Assessor