

REALTY APPRAISAL COMPANY

Over 50 Years of Experience

Founded in 1934, Realty Appraisal Company is recognized as one of the leading municipal revaluation and appraisal firms in the state of New Jersey. The firm has successfully completed over 450 revaluation programs.

Realty Appraisal Company is staffed with full-time, highly-trained professionals with many years of experience in property appraisal and revaluation. The firm operates exclusively in the state of New Jersey.

Joseph Rubenstein established Realty Appraisal Company after building successful businesses in the fields of real estate sales, property management, construction and development. Joseph's sons Robert and Stanley joined Realty Appraisal Company in 1950, and are partners of the firm, which today is managed by Joseph's grandsons, Steven and Neil.

Important Information on Property Inspections

Understanding Property Inspections

As part of a property revaluation



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The County Board of Taxation has ordered a revaluation of all properties within your municipality to determine their "fair market value".



★ Property inspections are a required part of this revaluation process. ★



1. Who will inspect my property?

Property inspections will be conducted by trained inspectors from Realty Appraisal Company, which has been contracted to perform your community's revaluation. Realty Appraisal Company is a professional property appraisal company with over 50 years of experience in performing property revaluations.

2. What about my safety and security?

Inspectors will be wearing photo I.D. Badges. Don't let anyone into your home unless they are wearing a badge. Inspectors will only enter a house if an adult is home. Inspectors will not enter houses where only children are home.

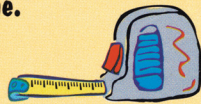
3. What will the inspectors do?

The inspectors will take measurements of the exterior of all houses and structures. Inside, inspectors will determine the amount of living space and the condition of kitchens, bathrooms and basements. Additionally, pictures will be taken of the exterior of all houses and structures at a separate time.



4. How long will an inspection last?

Inspections take only a few minutes. The inspectors' goal is to get the information they need with the least intrusion on residents and property owners.



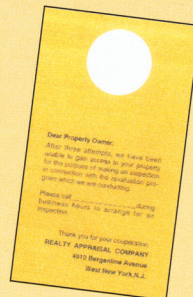
5. When will inspections take place?

Inspectors will visit properties on weekdays and weekends during the day and early evening. The first attempt to inspect will be unannounced.



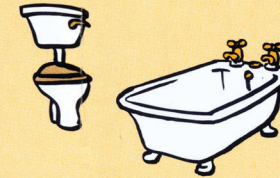
6. What if the inspectors come at an inconvenient time or when no one is home?

You do not have to answer the door if inspectors come at an inconvenient time. If no one answers the door, inspectors will leave a card on your door like the one shown here. The card tells you whom to call to schedule the inspection for a more convenient time.



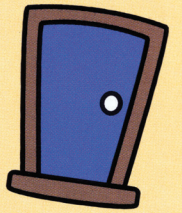
7. What if I made improvements and upgrades to my home over the years?

Inspectors are only interested in getting the information needed to properly appraise your property. They do not get involved in local zoning or building codes. Inspectors report only to the Municipal Tax Assessor.



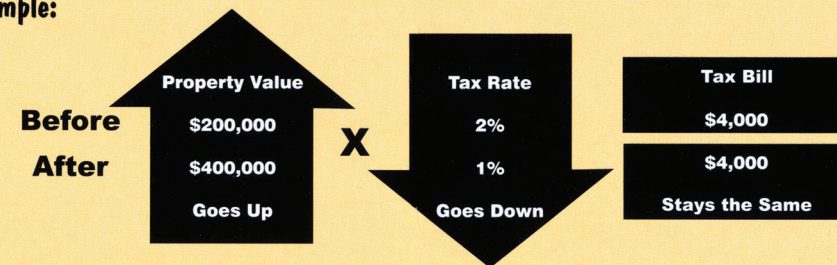
8. Do the inspectors appraise my property?

Inspectors do not appraise property. They simply gather information. Property appraisals are performed by certified appraisers licensed under the state of New Jersey.



9. Does a revaluation make my property taxes go up?

Not necessarily. Property revaluations do not automatically result in higher property taxes. This is because while property values go up, the tax rate used to calculate your tax bill will go down. For example:



10. Who do I call if I have questions or concerns?

All residents and property owners are encouraged to contact the Municipal Tax Assessor's Office if you have any questions or concerns. You can also contact Realty Appraisal Company at 1-800-841-6740.

