

PROPERTY REVALUATION INFORMATION FAQ SUMMARY

Does a revaluation automatically increase taxes?

No. A revaluation does not change the total tax levy. It adjusts individual assessments so taxes are distributed fairly.

Will I receive notice of my new value?

Yes. After data collection and valuation, each property owner will receive a written notice in the late fall of 2026 with a proposed new assessment and information on next steps, including informal review opportunities.

How long will inspections last?

Inspections will occur over several months to ensure every property is reviewed thoroughly and consistently. The inspection itself will be approximately 5-10 minutes.

Do I have to let an inspector inside?

Interior inspections help assure accuracy. If access is not possible at the time of the visit, a scheduled appointment can be arranged.

Why is this revaluation happening now?

State and County guidelines require periodic revaluations when the relationship between assessed values and market values becomes inconsistent. The Somerset County Tax Assessor ordered this revaluation.

How will new assessments be calculated?

Assessments will be based on verified property data, recent market sales, neighborhood trends, and recognized appraisal standards. No single factor determines value; the appraiser looks at the totality of conditions and characteristics.

What if my home is under construction or recently renovated?

Inspectors will document the condition of the property at the time of inspection. Any additions, renovations, or improvements may be reflected in the updated value if they materially change the property's characteristics.

What happens if I disagree with my new assessment?

Property owners may schedule an informal review with the revaluation firm after notices are issued in the late fall of 2026. During the informal review, owners may present additional information for consideration. If concerns remain, residents may pursue the standard appeal process through the County Tax Board.

Will rental properties be inspected too?

Yes. All properties in Raritan Borough will be inspected, including owner-occupied homes, rentals, commercial buildings, mixed-use properties, and tax-exempt facilities where applicable.

Will inspectors need access to attics, basements, or garages?

Access may be requested if those areas affect living space, structural condition, or property characteristics. If certain areas cannot be accessed, inspectors may document exterior conditions and observable features.

How will commercial and industrial properties be handled?

Commercial and industrial properties will be valued using market data, income and expense information (if applicable), and recognized appraisal methods consistent with State standards.