

## **PROPERTY REVALUATION INFORMATION ANNOUNCEMENT**

Raritan Borough has entered into an agreement with Professional Property Appraisers, Inc. (PPA) to conduct the County-mandated, town-wide property revaluation. All inspections and related activities are expected to begin in January 2026.

Field inspections will continue over a multi-month period to ensure every property within the Borough is reviewed. Appraisers will display official photo identification badges while conducting inspections and will wear recognizable attire for clarity and safety.

---

### **ABOUT THE REVALUATION**

A revaluation is a comprehensive review of all real property to ensure that assessed values accurately reflect current market conditions. State law requires that municipal assessments remain uniform and consistent to ensure that all taxpayers are treated equitably.

Over time, individual properties can appreciate or depreciate differently from one another, resulting in assessment disparities. When a community's values become materially out of balance, a revaluation restores fairness, accuracy, and uniformity across property types and neighborhoods.

A revaluation does not increase the total amount of tax revenue collected by the Borough. It ensures that the existing tax levy is distributed fairly across property owners based on market value.

---

### **INSPECTION PROCESS**

Each property will undergo an exterior inspection. Most properties will also require a brief interior inspection to verify building characteristics, room counts, renovations, additions, and similar factors that influence value.

Residents are not required to modify or prepare their home in advance. Inspectors collect data only; they do not determine future assessments on site.

Interior inspections can be scheduled at a mutually agreeable time, and residents may verify identification before allowing access.

---

### **WHAT TO EXPECT FROM APPRAISERS**

- Identification badges will be visible at all times
  - Inspectors will wear recognizable attire
  - Vehicles may be marked and/or logged with the Borough
  - No portion of the inspection will require entry without your consent
  - If no one is home, a notice will be left to schedule a follow-up visit appointment.
- 

### **INFORMATION AND CONTACTS**

Residents who have questions about the inspection process, scheduling, revaluation methodology, please contact Professional Property Appraisers at 1-866-957-1388.

To obtain a current copy of your property record card or have a tax assessment question contact the Raritan Borough Tax Assessor's Office @ [adirado@raritan-nj.org](mailto:adirado@raritan-nj.org).