

Borough of Union Beach Inspections for 2020:

Union Beach is under contract with Realty Data Systems (RDS) to inspect a designated portion of all properties located in the [Borough/Township] each year.

These inspections enable the Borough to maintain accurate property records used to complete annual reassessments, which are a critical component in the fair distribution of taxes.

A notification was mailed to all property owners subject to an inspection this year, which was followed by an exterior-only inspection due to public health concerns.

An additional visit to each property will also be made. During that visit, you will have the option of completing an interior inspection via walkthrough or by contacting RDS to complete a “remote virtual” (RV) inspection which requires no entry.

During walkthroughs inspectors will respect social-distancing and wear masks when inside any property.

The RV is user-friendly, requires no app downloads and can be completed by calling (732) 719-2265 from your smart phone at any time between 9am and 5pm, Monday-Friday (no appointments required). Please make sure you are at your property when calling.

Inspectors will also enter any accessible rear or side yards during this visit to complete the exterior property record.

The written instructions for completing an RV will be provided to any homeowners who choose that option during RDS’ visit. A door hanger containing those instructions will also be left at each property for which an owner/occupant is not present.

Property visits will take place between 9am and dusk, Monday-Saturday, and all personnel will carry photo ID. Our office and the Police Dept. possess all inspector background and other pertinent information.

Following RDS’ final visit, RV inspections will continue to be available for a limited time prior to the project’s conclusion.

If for any reason you would like to refuse an interior inspection, please visit www.rdsnj.com, click “Appointments” and select the REFUSAL FORM.

Please note that if an interior inspection is not completed, my office may need to make estimates that could result in an inaccurate property record or tax assessment, and Monmouth County may limit your rights during any assessment appeal.

We thank you in advance for your cooperation.

Michael Del Re, CTA

Assessor

908-675-5776

taxassessor@unionbeachnj.gov