

# MAIDENBAUM

MAIDENBAUM PROPERTY TAX REDUCTION GROUP, LLC

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Filing Deadline:

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## Why Filing A Tax Grievance With Maidenbaum Is An Essential Yearly Process



Here at Maidenbaum Property Tax Reduction Group, LLC, we are both fortunate and delighted to welcome many new clients on a yearly basis. Our team has over 25 years of experience representing more than 100,000 homeowners, so we understand how confusing the tax reduction process can be to a newcomer. With that in mind, here are some of the primary reasons why evaluating your property tax assessment and filing a grievance with Maidenbaum is an important YEARLY process:

1. **If you do NOT file a grievance, your School and General taxes will likely increase.**

In Nassau County, the School and General tax rates tend to increase every year, so if you fail to challenge your assessed value, your taxes will likely increase. The following formula is used to calculate your property taxes: Assessed Value (“AV”) x Tax Rate = Dollar Amount of Taxes. Please note that achieving an assessment reduction in a given tax year does NOT preclude you from a reduction the following tax year. Consecutive reductions are common. If you would like to authorize Maidenbaum -- the leader in property tax reduction -- to file your 2018/19 Nassau County tax grievance, please sign, date and return the enclosed authorization form or visit your Personal URL (found on the cover page of our marketing letter) to e-sign. Be sure to **authorize us prior to the March 1, 2017 filing deadline.**

2. **Homeowners who file tax grievances often have lower property taxes than their neighbors who do not.**

Quite often, taxpayers will call our office and say, “My neighbor and I have similar houses, but their property taxes are much lower than mine – why?”

The answer is simpler than you think: If two neighboring properties are very similar, the homeowner who has consistently filed tax grievances will generally have lower property taxes than the other. That’s all there is to it.

### 3. Filing a yearly tax grievance can increase the marketability of your home.

Unreasonably high property taxes are a hot button issue in Nassau County. We all know homeowners who have complained about their excessive School, General and/or Village/City taxes, and rightfully so.

Furthermore, many Nassau County taxpayers have opted to move elsewhere in recent years. Considering that reality, the lower your property taxes are, the more attractive your home becomes to prospective purchasers. Filing a yearly tax grievance with Maidenbaum can increase the marketability of your property.

## \*\*News & Notes\*\*

### **Important Information About Property Tax Exemptions**

In addition to filing a yearly grievance, our experienced team recommends that you file for all applicable property tax exemptions. Some examples are the Basic or Enhanced STAR (School Tax Assessment Relief), as well as the Veterans', Senior Citizens' and Persons with Disabilities Exemptions.

For more information about these exemptions and the application process, please go to <http://www.nassaucountyny.gov/3575/Exemption-Forms>.

Also, please note that changes have been made to the STAR application process. If you are unsure about the current status of your Basic or Enhanced STAR Exemption, please call the New York State Department of Taxation and Finance at 518-457-2036 or visit <https://www.tax.ny.gov/pit/property/star/>.

## \*\*Helpful Hint of the Month\*\*

### **What to do with your tax grievance if you are selling your home**

If you are going to sell your home, it is critical to obtain the buyer's signed acceptance of an assignment of your tax assessment reduction agreement. Your real estate attorney can do this or we can provide you with the appropriate form(s) for the buyer to sign. Having a pending tax assessment appeal is a great selling point to make to any potential buyer, as the buyer will know that you have taken steps to ensure they will not over-pay their taxes. Of course, in the unfortunate event that a deal falls through and you own the property for longer than anticipated, having a pending tax appeal protects your right to a fair assessment.

Case transfer ensures that the party who receives the benefit of the reduction (i.e. the buyer) is the one who pays the fee. **If you sell the property and do not make arrangements to transfer your tax grievance to the buyer, you will remain responsible for services rendered.**

*The information contained in this newsletter or publication is for informational purposes only as a service to the public, and is not legal advice or a substitute for legal counsel.*

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