



**MAIDENBAUM PROPERTY TAX
REDUCTION GROUP, LLC**

a limited liability company

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Newsletter
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Tax Grievance
Filing Deadline
MARCH 2, 2015

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Hablamos Español

Maidenbaum Property Tax Reduction Group, LLC Has No Hidden Fees – We Rely On Results!



Here at Maidenbaum Property Tax Reduction Group, LLC we aim to develop strong professional relationships with our clients based on trust, reliability and mutual respect. We believe in working *with* our clients, not against them. We are customer service oriented and focused on achieving positive results. In the process, we are happy to educate taxpayers in how the Nassau County property tax assessment system works.

Our retainers have:

- No late fees.
- No collection and attorney's fees.
- No appraisal fees.
- No cancellation "processing" fees.
- No increase in fee percentage after 60 days.

With a friendly and talented team with over 25 years of experience, state-of-the-art computer technology and millions of dollars in tax savings for its clients, Maidenbaum Property Tax Reduction Group, LLC is Nassau County's premier tax reduction company.

It's simple – we earn our fee only in the event of an assessment reduction. We're partnered in this together.

If you would like to authorize Maidenbaum Property Tax Reduction Group, LLC to file a 2016/17 tax grievance on your behalf, please sign, date and return the enclosed retainer prior to the March 2, 2015 filing deadline. If you have any questions about the process, please feel free to call us at (516) 336-8622 or e-mail to CustomerService@MPTRG.com.

To view some of our past newsletters, log on to www.MPTRG.com.

Go Green! If you would like to subscribe to our online newsletter, please send an e-mail request to CustomerService@MPTRG.com.

Cuomo proposes a property tax credit that would benefit over 300,000 Long Islanders (via *Newsday*)

At Hofstra University in January, Governor Andrew Cuomo announced a taxpayer-friendly plan that may save thousands of dollars for New Yorkers who earn less than \$250,000 per year while paying property taxes at or above six percent of their income.

The proposed tax credit will be available to both homeowners and renters and is scheduled to operate on a sliding scale – the less you make, the higher the potential credit. The maximum benefit per household will be \$2,000.

In total, 207,250 Nassau County residents would qualify for the tax credit, with an average credit of about \$1,200.

“The property tax is the highest in the United States, period,” Cuomo said. “You have no long-term future if you are the tax capital of the nation.”

****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 purchaser'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 purchaser to sign.

Having a pending tax assessment appeal is a great selling point to make to any potential purchaser, 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, you must make arrangements to transfer your tax grievance to the buyer.**

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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