

MAIDENBAUM

MAIDENBAUM PROPERTY TAX REDUCTION GROUP, LLC

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Newsletter

Spring /
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You authorized us to file a 2018/19 tax grievance on your behalf – so what happens next?



Thank you for choosing Maidenbaum Property Tax to challenge your **2018/19** property tax assessment. We have been proudly representing Nassau County homeowners for almost 30 years. In this month's edition of our newsletter, we will give you an idea of the general procedure from this point forward.

First and foremost, we filed your property tax grievance prior to the March 17, 2017 deadline. With that critical step in the process complete, the Nassau County Assessment Review Commission (ARC) has until April 1, 2018 to resolve our assessment complaint, according to administrative code.

If ARC makes a settlement offer, we will advise you in writing. Our letter will include the percentage of the potential reduction, the new assessed value and a recommendation to accept or reject the offer based upon our review and analysis of the relevant sales data and evidence. We have the experience, knowledge, technology and resources to pursue multiple rounds of negotiations with ARC if necessary to achieve the assessment reduction our clients rightfully deserve.

If the offer is **accepted** and the reduction is implemented, you will receive tax bills based upon the reduced assessment beginning with the October-2018 School Tax bill and ending with the July-2019 General Tax bill.

If the offer is **rejected** or no offer is made, the case may continue with an appeal filed in Nassau County Supreme Court for a Small Claims Assessment Review in April of 2018. We will then present the case for a reduction before a court-appointed hearing officer, who should provide us with a hearing decision within 45 days.

If we are successful in lowering your 2018/19 property tax assessment, your reduced tax bills will begin with the October 2018 School tax bill. We will not bill you for services rendered until the January 2019 General tax bill is published by Nassau County. We thank you again for your confidence in Maidenbaum Property Tax, and it is our pleasure to represent you.

****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.

****News & Notes****

- ✓ The 2016/17 2nd half School tax bill was due for payment to the Receiver of Taxes by May 10, 2017. At this point, unpaid bills are considered delinquent.
- ✓ The City of Glen Cove tax grievance deadline is June 20, 2017.
- ✓ The 2016/17 2nd half General tax bills will be issued in July, 2017.
- ✓ The 2016/17 2nd half General tax bills must be paid to the Receiver of Taxes by August 10, 2017.
- ✓ The City of Glen Cove petition deadline is August 15, 2017.

Be Eco-Friendly By Providing Your Email Address

Maidenbaum Property Tax Reduction Group, LLC, prefers to be environmentally friendly. With that in mind, please provide us with your email address if we do not have it on file, and we will email future newsletters and other important correspondence to you.

To submit your email address and/or update any of your contact information, please fill out the attached form and return it to us at your convenience. Thanks!

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