



Newsletter
November 2015

**Don't pay more
than your fair
share of
property taxes!**

**Maidenbaum
Property Tax
Reduction
Group, LLC**

483 Chestnut St
Cedarhurst, NY 11516
Phone: (516) 336-8622
Fax: (516) 284-1241
E-mail:
CustomerService@
MPTRG.com

Q & A with MPTRG: Answers to Some Frequently Asked Questions You May Have



Q: How can we get started in the process of grieving our property tax assessment?

A: It's easy — just **sign, date and return the enclosed 2017/18 tax grievance authorization form** prior to the March 1, 2016 deadline if you would like us to file a Nassau County grievance on your behalf.

Q: If successful, when will the assessment reduction begin to appear on my tax bills?

A: Nassau County's deadline to file a property tax grievance is approximately 18 months in advance of paying the first School tax bill for the tax year in question. Therefore, a successful 2017/18 tax grievance would result in a reduced assessment beginning on the October 2017 1st half School tax bill.

Q: What are your fees?

A: There is no fee for authorizing us to file a tax grievance on your behalf. The only fee will be half of the total property tax savings, if we are successful. In the rare event of a Small Claims Assessment Review (SCAR) proceeding, a \$30 court-imposed filing fee will apply, win or lose.

Q: Why shouldn't I file a grievance on my own?

A: Pro Se filers have a much lower success rate because of inexperience with the process and insufficient evidence. The filing process can be lengthy, confusing and time-consuming.

Q: Why should I choose you?

A: Maidenbaum Property Tax Reduction Group ("MPTRG") is Nassau County's premier tax reduction company. Our dedicated team has over 25 years of experience in the business and we utilize customized, state-of-the-art computer technology to effectively analyze each individual case. We are proud of our outstanding customer service and aggressive representation on behalf of our clients. Each case receives personal attention.

MARCH 1, 2016

**Maidenbaum
Property Tax
Reduction
Group, LLC**

483 Chestnut St
Cedarhurst, NY 11516
Phone: (516) 336-8622
Fax: (516) 284-1241
E-mail:
[CustomerService@
MPTRG.com](mailto:CustomerService@MPTRG.com)

Q: Is anyone from your office or the County going to inspect my property?

A: No. No one will be coming to your home as a result of a grievance filing.

Q: Can filing a grievance raise any red flags? Can it ever backfire?

A: No. There are only two possible results of filing a grievance: Your assessment will be reduced or it will remain the same. Your assessment cannot be increased due to the filing of a grievance.

Q: Should I even bother filing a grievance? My assessment already seems very low.

A: Even if your assessment seems low, it has to be reviewed every year. Why? School and General Tax rates continue to rise. If you do not file a grievance, you have no way to protect yourself from the consistently increasing tax rates.

Q: Can you also challenge the tax rate for me?

A: No, we cannot grieve the School or General tax rates. We can only challenge the assessment. Tax rates are a function of the relationship between assessed values and local budgets such as the county, town, school and village. They are set by local organizational entities such as the County Legislature, the town, village or school boards in your neighborhood. Therefore, the only way a taxpayer can effectively “challenge” a tax rate is to be active politically – typically by voting or organizing others to vote in elections to support or oppose local budgets as the case may be.

Q: Can you grieve my Village/City tax assessment?

A: Yes, we can. However, the Village/City filing deadlines are different from the County. Please be sure to review our authorization form to locate the submission deadline for your particular Village/City.

Q: My assessment went down last year, but my property taxes went up...why?

A: Because your property taxes are comprised of two factors, the assessment and tax rate(s). If your assessment goes down but your School and/or General tax rate(s) go up, you may still incur increased taxes. However, the taxes would have increased even more if you had not received a reduction in assessment.

Q: Does it pay to file a grievance?

A: Absolutely. Homeowners who do not challenge their tax assessments end up paying more than their fair share when others file and successfully lower their assessments. The School districts still need to meet their budgets; as a result, those who don't file end up paying more.

**** Helpful Hint of the Month ****

Although you are not obligated to hire a representative, Maidenbaum Property Tax Reduction Group, LLC, can also file for the Basic or Enhanced STAR Exemption on your behalf. For more information, please call (516) 336-8622 and ask for extension 101 or 128. Also feel free to e-mail your request to CustomerService@MPTRG.com.