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ARE YOUR REAL ESTATE TAXES TOO HIGH?

As a property owner, the real estate taxes you pay are based on your property's assessment. Your property's assessment is set annually by the local municipality where your property is located and, according to New York State Real Property Law, is supposed to be based on your property's fair market value. Sometimes properties are fairly assessed and property owners are paying their equitable share of real estate taxes. However, other times properties are over-assessed in which case property owners are paying more than their equitable share of real estate taxes.

With the help of James G. Dibbini & Associates, P.C., it is possible to protest your property's assessment by petitioning your local municipality in what is called a tax certiorari proceeding. Whether you are a developer, property owner or manager of residential, commercial or retail properties, our office can help you bring a tax certiorari proceeding which may result in a reduction in your property's assessment and your property tax burden.

How do you know if you are entitled to a reduction? Before we commence a tax certiorari proceeding on your behalf, we analyze your case and determine your likelihood of prevailing in getting an assessment reduction. With respect to commercial properties, many variables determine the proper assessment. Since these variables are constantly changing it is imperative that property owners and managers evaluate the possibility of grieving their assessments each and every year. If you would like us to help you determine if you may be entitled to an assessment reduction (and therefore a tax savings), please fill out the form on the reverse side of this newsletter so that we can make a preliminary evaluation of the merits of your case. If we determine that your property is likely over-assessed, we will petition the local municipality and negotiate on your behalf to try to obtain the largest reduction possible.

Our firm's legal fee for contesting your assessment is contingent on whether your assessment gets reduced. Like most tax certiorari attorneys, our office would typically be compensated out of your tax refund.

For more information about possible real estate tax savings, please do not hesitate to contact James G. Dibbini at (914) 965-1011 or email jdibbini@dibbinilaw.com.

We are happy to discuss the specifics of your case and to answer any questions you may have.

Disclaimer: The information provided is not intended to be legal advice, but merely conveys general information related to legal issues commonly encountered.

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