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ATTENTION COMMERCIAL PROPERTY OWNERS:
Are you paying too much in property taxes?

Tax Grievance Deadlines...Is Yours Coming Soon?

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A property's real estate taxes are based on the property's assessment. The property's assessment is set by the assessor in the local municipality where the property is located and is supposed to be based on the property's fair market value. The taxes a property owner pays are calculated based on the property's assessment.

Sometimes properties are fairly assessed, but sometimes 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 and potentially get your taxes reduced if your property is over-assessed. The first step in this process entails reviewing the facts of a case, and if there appears to be a meritorious case, the next step is filing a complaint (also known as a grievance) with your local municipality within a specified time called the grievance period. It is important to submit the complaint with some evidence of the property's value, such as a market analysis of comparable sales or an appraisal report.

Every municipality sets its own grievance period. The grievance period is the only time to contest the assessment. The grievance periods are as follows: (Please note: the deadlines may change each year, and each deadline is estimated and should be confirmed by your local assessor's office):

November 1 – November 15, 2010
City of Yonkers

See page 2 for other deadlines!

In the past years, James G. Dibbini & Associates, P.C. has procured many tax reductions for our clients. The Yonkers deadline is approaching, so please contact our office today at (914) 965-1011 or contact James G. Dibbini, Esq. at jdibbini@dibbinilaw.com if you have any questions or think your commercial property is unfairly assessed.

Our office provides legal services in the areas of:

- Commercial & Residential Real Estate Closings
- Civil Litigation
- Bank Representation
- Landlord & Tenant Law
- General Business Law
- DHCR Representation
- Zoning Matters

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January 1 – January 15, 2011

City of White Plains

February 1 – February 15, 2011

Villages of:

Croton-on Hudson
Bronxville
Buchanan
Tuckahoe
Ardsley
Dobbs Ferry
Elmsford
Irvington
Tarrytown
Larchmont
Mamaroneck
Sleepy Hollow
Pleasantville
Port Chester
Mt. Kisco
Hastings-on Hudson

June 1 – June 15, 2011

Towns and Cities of:

Mt. Vernon
New Rochelle
Peekskill
Rye
Bedford
Cortlandt
Eastchester
Greenburgh
Harrison (village and town)
Lewisboro
Mamaroneck
Mt. Pleasant
New Castle
North Castle
North Salem
Ossining
Pelham
Pound Ridge
Scarsdale
Somers
Yorktown
Mt. Kisco