



WE LOWER YOUR PROPERTY TAXES!

220 PORTION RD. LAKE RONKONKOMA, NY 11779  
 OFFICE: 631.205.0700 FAX: 631.775.8876  
 WWW.TAXHAMMER.COM

A tax grievance is a formal complaint of the assessed value determined by the municipality in which the property is located. The amount of taxes paid on a particular property is calculated by multiplying the current assessed value with the total tax rate before any exemptions such as STAR or veterans. We cannot protest the amount of taxes paid but can protest the assessment, which in turn will lower your taxes.

**AUTHORIZATION-** I, as owner/petitioner, hereby authorize TAX HAMMER, INC. as my sole representative to file and verify complaints and petitions for the reduction in the assessed valuation of the below mentioned property and to represent the petitioner in all appeals and proceedings commenced for the 2012/13 tax year such as the Board of Assessment Review, settlement negotiations, and/or Small Claims Assessment Review. I realize that this is a binding contract, and that Tax Hammer's fees detailed below will be due if a reduction is granted.

**TAX HAMMER CONTRACT CONDITIONS-**

**Initiate and prosecute claims-** Once a reduction has been granted, Tax Hammer, Inc. will initiate and prosecute claims for any resulting tax refund for the tax year 2012/13.

**Non-Government Agency** - I am aware that Tax Hammer, Inc. is not a government agency and is not affiliated with any government agency.

**Property Valuation** - Tax Hammer, Inc. has furnished me with my full valuation of my property, based on my total assessment. I have independently determined that my property had a lesser value than my assessing unit is claiming. Tax Hammer, Inc. reserves the right to void this agreement if we conclude that your property is fairly assessed. If so, you will be notified within ten business days.

**Elected Representation** - I am fully aware of the fact that I can represent myself and receive a tax assessment reduction through my own efforts, but I elect to employ Tax Hammer, Inc.

**Settlement** - I understand that Tax Hammer, Inc. will make reasonable efforts to fully communicate an offer of settlement made to them by the assessing unit in course of a tax assessment review proceeding, other than a hearing or trial, with respect to the affected parcel of real estate. I am aware that in many cases offers are made where it is imperative to make a decision immediately. I fully authorize Tax Hammer, Inc. and their agents to fully negotiate a settlement for me.

**Cancellation** - At any time within three (3) days after entering into this contract, I have the complete right to cancel without penalty. Should I request to cancel after the three (3) day period or if a reduction occurs one year prior to, or after the signing of this agreement by any party other than Tax Hammer, Inc., I agree to pay Tax Hammer, Inc. the sum of \$400.00 for their time, efforts, and costs, within 30 days of notification. Cancellations must be in writing and sent to us via certified mail.

**Eligibility Requirements** - Only 1. A person who has contracted to buy a home 2. The estate of a deceased homeowner 3. A person recorded by the County Clerk as a homeowner; or 4. That person's authorized representative is eligible under law to receive a reduction in their assessed valuation and a property tax refund. You should not sign this agreement if you do not fulfill one of these requirements.

Any granted tax refunds issued by the County Treasurer's Office, will be sent to Tax Hammer, Inc. Tax Hammer, Inc. will be responsible for distributing said refunds to our clients if and when entitled. For this reason your social security number is required.

**TAX HAMMER FEES-** You will be bound to this agreement and once signed will not be able to alter it in any way. **The following fees are due:** Tax Hammer, Inc. will deduct any/all fees of unpaid balances due Tax Hammer, Inc. from Town refund checks if there is an unpaid balance. I agree to pay a \$75 property valuation fee (*upon receiving a reduction only*). This fee will be waived if I supply a certified appraisal dated between 1/1/2011 and 12/31/2011. If I fail to pay my bill within 30 days of notification, I agree to pay reasonable attorneys fees to Tax Hammer, Inc. and I am aware that interest will be added, at a rate of 1.25% per month, to any unpaid balances. If a small claims petition must be filed, I agree to supply Tax Hammer, Inc. with the \$30 filing fee after the small claims petition has been filed. Even if such fee is not supplied, I authorize Tax Hammer to proceed to the judicial level on my behalf. Any part of this contract that is deemed unlawful does not void the remaining parts of this contract.

<b>NO MONEY DUE AT SIGNING. 50% OF THE TOTAL TAX SAVINGS FOR THE FIRST YEAR ONLY, WILL BE DUE TO TAX HAMMER ONCE A REDUCTION HAS BEEN GRANTED. SAVINGS IS CALCULATED PRIOR TO ANY AND ALL EXEMPTIONS.</b>	<b>IF PAYMENT IS NOT MADE WITHIN 30 DAYS OF THE DATE LISTED ON OUR INVOICE, THEN 75% OF THE TOTAL TAX SAVINGS WILL BE DUE INSTEAD OF 50%. IT IS IN YOUR BEST INTEREST TO PAY YOUR BILL IMMEDIATELY.</b>
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OWNER (signature) \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ DATE: 5/1/2012

TOWN: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ COUNTY: SUFFOLK

SOCIAL SECURITY #: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_ HOME #: \_\_\_\_\_ CELL #: \_\_\_\_\_

STYLE OF HOME: \_\_\_\_\_ YEAR BUILT: \_\_\_\_\_ # OF STORIES: \_\_\_\_\_ # OF BEDROOMS: \_\_\_\_\_ # OF BATHS: \_\_\_\_\_

INTERIOR SQ. FTGE: \_\_\_\_\_ # OF KITCHENS? \_\_\_\_\_ DINING RM?  Y  N FAMILY RM?  Y  N FIREPLACE?  Y  N

POOL?  AG  IG BASEMENT TYPE? \_\_\_\_\_ FINISHED?  Y  N GARAGE? # OF CARS/TYPE: \_\_\_\_\_

WATERFRONT OR WATERVIEW?  Y  N HOW DID YOU HEAR ABOUT TAX HAMMER? \_\_\_\_\_

HAVE YOU EVER FILED A GRIEVANCE BEFORE? IF YES, WHEN/WITH WHOM? \_\_\_\_\_

IS THE PROPERTY OWNER OCCUPIED?  Y  N IF NO, IS IT INCOME PRODUCING?  Y  N

IS THE PROPERTY CURRENTLY FOR SALE OR RECENTLY PURCHASED?  Y  N IF YES, YEAR PURCHASED? \_\_\_\_\_

ARE THERE ANY NEGATIVE ASPECTS TO THE PROPERTY? \_\_\_\_\_

**IF YOUR HOUSE IS FOR SALE,** By signing the authorization and retainer agreement, I hereby agree that if I sell the property, I assume full responsibility for paying Tax Hammer, Inc. for their services, unless assumed by the purchaser in writing. The seller is responsible for getting the buyer to complete a new authorization with Tax Hammer, Inc. in order to be absolved of responsibility. If you move, it is your responsibility to inform us of your new address to ensure a speedy refund.