



# PROPERTY TAX HAMMER

WE LOWER YOUR PROPERTY TAXES!

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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 2024/25 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 2024/25

**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 cancellations must be in writing and sent to Tax Hammer Inc. via certified mail post marked within the three day time line.

**Eligibility Requirements** - Only a person who has contracted to buy a home; Or the executor of an estate of a deceased homeowner; Or A person recorded by the County Clerk as a homeowner; Or 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 Inc. Fees**

1. I am engaging Tax Hammer Inc. as my sole exclusive agent to obtain a reduction of assessed value of my property.
2. I agree to pay Tax Hammer Inc. a discounted fee of 50% of the total tax savings for the first year's savings only once a reduction has been granted. Savings is calculated prior to any and all exemptions. If I fail to pay my bill within 30 days of the invoice the full fee of 75% will be due. I also agree to pay reasonable attorney's 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.
3. 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 1/1/2023 and 12/31/2024. All above fees are only due if Tax Hammer Inc. is successful in a reduction of your assessment.
4. 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.
5. If a reduction occurs or occurred 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 or a 1.25% penalty will be added .
6. 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.
7. 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.
8. If any part of this contract that is deemed unlawful it does not void the remaining parts of this contract.

**OWNER (signature)** \_\_\_\_\_ **PRINT NAME:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_ **DATE:** 5/7/2024

**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 (SEE FEE'S PARAGRAPH 5)? IF YES WHAT YEAR DID YOU FILE?** \_\_\_\_\_

**WITH WHOM DID YOU FILE PREVIOUSLY?** \_\_\_\_\_ **Initials Here X** \_\_\_\_\_

**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?** \_\_\_\_\_

**2. WAS THE PROPERTY PURCHASED BY A FAMILY MEMBER?** Y N

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

**Examples of negative aspects:** Busy Rd, Train Tracks , Airplane flight path, Power Lines, Commercial buildings. Poor condition