



JAMES G. DIBBINI
& ASSOCIATES, P.C.

Attorneys At Law

TRUST. COMMITMENT. INTEGRITY.

570 Yonkers Avenue - Yonkers, NY 10704 - P: (914) 965-1011 - F: (914) 965-0019

- NEWSLETTER -

[The Firm](#) - [Practice Areas](#) - [Client Reviews](#) - [Newsletters](#)

Tax Certiorari

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 or tax grievance 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 [click here](#) to fill out the form and submit to our office 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.

Please keep in mind that each municipality has a tax certiorari filing deadline and suggest if you are concerned you may be paying too much in taxes, to contact us as soon as possible.

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 or please [click here](#) to fill out the form and submit to our office so that we can make a preliminary evaluation of the merits of your case.



James G. Dibbini & Associates,
P.C.



James G. Dibbini & Associates, P.C. is proud to announce that we will be awarding a scholarship to a high school senior who is going to college. Our motto at JGD is "Trust, Commitment & Integrity." Trust is defined as "the firm belief in the reliability, truth, ability, or strength of someone or something"; Commitment is defined as "the state or quality of being dedicated to a cause or activity" and Integrity is defined as "the quality of being honest and having strong moral principles; moral uprightness." We pride ourselves on having all of these qualities here at JGD & Associates. We strive to bring out the best in every student we encounter and help lead them to their ultimate goals.

To learn more about the James G. Dibbini & Associates, P.C. Future Lawyers Scholarship and apply [click here](#).

Featured Client Review of the Month:

"Whoever wrote all those jokes about bad lawyers never dealt with James Dibbini & Assoc. There should be a picture of them in the dictionary next to the word "attorney".



We needed to find a real estate attorney to help with the sale of my mother-in-law's house. The first thing I did was to ask many friends and even work colleagues if they could recommend a good lawyer and no one could - that tells you something! So I did my due diligence and researched real estate lawyers on the internet. The Dibbini law firm stuck out with their great reviews and many accolades. Well now I have someone to recommend to my friends and would do so without a moment's hesitation.

When I called the Dibbini law firm it was my lucky day to be connected with Joe Salameh. I'm sure all of the other lawyers in the firm are excellent as well but I can state unequivocally that Joe is terrific. I explained our situation to him which contained a few little wrinkles above a cut and dried real estate sale and he said that he would be more than happy to represent us. His very reasonable fee was agreed upon and he was off to the races.

In this day and age it is hard to find anyone in any profession that goes above and beyond but believe me, I found that in Joe Salameh. Questions kept coming up and he was there time and time again to answer them. There was never one email or phone call from me (and there were plenty!) that was ignored. He even gave me his cell number to reach him after-hours if necessary. Everything was always explained so that a layman like me could understand. Joe even helped with some issues that were indirectly related to the sale of the house. And now here we are a week past closing and Joe is still available to answer post-closing questions that come up.

Joe's professionalism and expertise are beyond question. If you are ever in need of a real estate lawyer please don't waste your time going anywhere else. You will never be sorry that you asked Dibbini & Assoc. to represent you."



Thank you...

Referrals from current/former clients and friends are the greatest compliment our firm receives. We are grateful for every referral, thank you!

This James G. Dibbini & Associates, P.C. Newsletter is a publication of James G. Dibbini & Associates, P.C. All Rights Reserved. Quotation with attribution is permitted. This newsletter offers general information and should not be taken or used as legal advice for specific situations, which depend on the evaluation of precise factual circumstances. Please note that James G. Dibbini & Associates, P.C. does not undertake to update its publications after their publication date to reflect subsequent developments. Prior results do not guarantee a similar outcome. This publication may contain attorney advertising.



The Yonkers Owners Association:

The YOA is a nonprofit organization made up of Yonkers property owners and property managers with a united interest in making a better, safer, cleaner Yonkers where reinvestment into the community is recognized by the city as a critical element in revitalization and growth and where the city administration and courts work together with the owners and property managers for a better Yonkers.

For more information on the YOA please [click here](#).

[Become a Member](#)
[Become a Sponsor](#)



James G. Dibbini & Associates and friends are running in the Run for the Wild at the Bronx Zoo on Saturday April 29, 2017 to benefit The Wildlife Conservation Society.

For more information on the race or to register [click here](#).



For the past three years, the JGD Team has participated in the Corporate Fun Run 5K at SUNY Purchase. The Corporate Fun Run 5K in Westchester supports Swim Across America, a charity hosts benefit swims for cancer research partners who are developing new cures and treatments to defeat cancer.

We encourage all to join the JGD Team at the Corporate Fun Run 5K

on Thursday July 13, 2017 at 5:30 P.M. at SUNY Purchase (735 Anderson Hill Road, Purchase, NY 10577). To join our team or donate please [click here](#).

Media



Check out our informative videos [here](#)

Check out our other newsletters [here](#)

570 Yonkers Avenue
Yonkers, NY 10704
P: (914) 965-1011 * F: (914) 965- 0019

Stay In Touch

