

**Westchester Tax Busters**  
**Tax Grievance**  
Application and Authorization Form

**Please read the following conditions before filling out the application at the bottom of this page:**

**CONTRACT CONDITIONS**

I agree to the following conditions:

1. Westchester Tax Busters is not a government agency and is not affiliated with any government agency.
2. Westchester Tax Busters furnished me with my full valuation on my property, based on my total assessment, and I alone determined that my property had a lesser value than my township is claiming.
3. I am fully aware of the fact that I myself may receive a tax assessment reduction through my own efforts but I elect to employ Westchester Tax Busters.
4. I understand that Westchester Tax Busters will make reasonable efforts to fully communicate an offer of settlement made to them by the township in course of a tax assessment review proceeding, other than a hearing or a 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 Westchester Tax Busters and their agents to fully negotiate a settlement for me.
5. At any time, within three (3) days, after entering into this contract, I have the complete right to cancel. Cancellation must be in writing and sent to us via certified mail in that 3 day period.
6. "Only: 1. a person named in the record of Westchester County Clerk as a homeowner; or 2. That person's authorized agent; or 3. A person who has contracted to buy the home; or 4. The estate of a deceased homeowner is eligible under law to receive a tax assessment reduction and a property tax refund. If you are not in any of these four categories, you will no be able to receive a property tax refund and you should not sign this agreement."

**FEES**

I fully understand that there are NO (NONE) fees or disbursements to be paid by me prior to Westchester Tax Busters filing my grievance. When the assessment is reduced as a result of the process initiated by the Westchester Tax Busters, I agree to pay the following:

- A. I have engaged Westchester Tax Busters, as sole and exclusive agent, to obtain a reduction in the assessed value of my property. I agree to pay them a DISCOUNTED FEE equal to 40% of the reduction in my 2009/2010 property taxes. The discounted fee will apply if I pay within 30 days of the postmark on the envelope that contained the invoice and a copy of the official decision reporting the reduction of my property's assessed value.

FEES

A. continued

The tax reduction is calculated by multiplying the amount that the property's total assessed value is reduced by the tax rate that is current for the tax district in which the property is located at that time that the decision is made prior to exemptions. The full UNDISCOUNTED FEE of 75% of the 1009/2010 property tax reduction will be due if full payment is not made, or written agreement from the Westchester Tax Busters for as payment schedule is not obtained within 30 days of postmark.

B. If I fail to pay the above fees within 30 days of notification, I agree to pay reasonable attorney fees to Westchester Tax Busters. I am aware that interest at a rate of 1.5% per month on any unpaid balance will be added to my bill 31 days from the postmark on the envelope that mailed the invoice to me.

C. All fees are payable within 30 days of Westchester Tax Busters receipt of the official notification of reduction, or fees may be deducted from any county refund checks at Westchester Tax Busters sole discretion. On any reduction obtained in small claims court, the \$30 court fee will be applied to the amount due to Westchester Tax Busters. This agreement is not assignable except by prior written agreement between the parties.

I agree that Westchester Tax Busters is the sole agent: If a reduction occurs 1 year prior to or after the signing of this agreement by the effort of another service or by effort of the homeowner, I agree to pay Westchester Tax Busters the sum of \$350.00 for their time, effort and fees within 30 days.

Any part of this contract that is deemed unlawful does not void the remaining parts of this contract.

## **APPLICATION**

Fill out to the best of your ability. If you are not sure of an answer leave it blank.

Homeowner Name: \_\_\_\_\_

### **Address of Home:**

Street: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone #: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

Email address: \_\_\_\_\_

### **Mailing Address of Homeowner :(if different from above)**

Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### **Pertinent Information:**

Township: \_\_\_\_\_

Home Style (Colonial, Ranch, Cape, Split): \_\_\_\_\_

# of Stories: \_\_\_\_\_

Age of Home: \_\_\_\_\_

Lot Size Of Property: \_\_\_\_\_

Approx. Sq. Foot Living Area: \_\_\_\_\_

No. of Rooms: \_\_\_\_\_

No. of Bedrooms: \_\_\_\_\_

No. of Baths: \_\_\_\_\_

Waterfront?:   yes    no

Waterview?:   yes    no

Central A/C?:   yes    no

Heating:       Gas    Oil    Electric

Garage:        yes    no    Attached    Detached

No. of Cars Garage will hold: \_\_\_\_\_

In-ground Pool?:                yes    no

Number of Kitchens?: \_\_\_\_\_

Fireplace?     yes    no

Basement?    yes    no                If yes, is it finished?    yes    no

Date the home was purchased: \_\_\_\_\_

Purchase Price: \_\_\_\_\_

Did you purchase from a relative: \_\_\_\_\_

If yes, please specify: \_\_\_\_\_

Was this purchase a foreclosure/distress/estates/short sale: \_\_\_\_\_

If yes, please specify: \_\_\_\_\_

Do you live in the home?      yes      no

Was the Property Recently Offered for Sale?      yes      no

Date Listed: \_\_\_\_\_

Asking Price: \_\_\_\_\_

What do you believe the property and home are worth? (Market Value): \_\_\_\_\_

Nearest Crossroad to Property?: \_\_\_\_\_

Any negative aspects of your home that might effect its value? \_\_\_\_\_

Did you grievance in 2007?      yes      no

Did you grievance in 2008?      yes      no

**Referred By?** \_\_\_\_\_

Westchester Tax Busters  
**Authorization**  
**Designation of Representative**

1. (print name) \_\_\_\_\_, as a petitioner (or officer thereof) hereby designate Westchester Tax Busters to act as my sole representative in any and all proceedings before the Board of Assessment Review and/or Small Claims assessment of the Supreme Court, and any other proceedings pursuant to New York State Real Property Tax Law for the purpose of reviewing the Assessment of my real property as it appears on the most recent roll of any assessing unit for my property. I have fully read and understand what is in the contract and what fees are due upon winning a grievance.

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Print property address here

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Applicant's signature

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Print Applicant's name

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Date

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Best phone number to contact you

Westchester Tax Busters