



AVENTINE PROPERTIES LLC

PROPERTY TAX GRIEVANCE CONSULTANTS

COMPLETE RETAINER AGREEMENT/AUTHORIZATION AND RETURN BY:

1. **SCAN:** QR code below and fill out online, or
2. **FAX:** (631) 673-6706, or
3. **SCAN THIS DOCUMENT & EMAIL TO:**
Retainers@AventineProperties.com, or
4. **MAIL TO:**
33 Walt Whitman Rd., Suite 200B, Huntington Station, NY 11746

DON'T CONTINUE TO OVERPAY ON YOUR PROPERTY TAXES FOR ANOTHER YEAR!

APPLICATION FOR CORRECTION OF PROPERTY TAX ASSESSMENT

I (Client) hereby engage Aventine Properties LLC ("Aventine") to process my Property Tax Reduction/Refund petition in calendar years 2024/2025 as my sole representative pursuant to my rights guaranteed by New York State Real Property Tax Law. I authorize my Town/Village Department of Assessment(s) to communicate and negotiate directly with Aventine in all matters relating to this application.

1. ELIGIBILITY: You must be a person named in the records of the Town/County Clerk as a homeowner or that person's authorized agent or a person who has contracted to buy the property, or the estate of a deceased homeowner in order to be eligible to receive a tax assessment reduction and a property tax reduction. Additionally, the property must be a one, two or three family home used exclusively for residential purposes, the taxes must be current and the property must not have received a tax reduction in 2023. If you meet these eligibility conditions, you may sign this agreement.

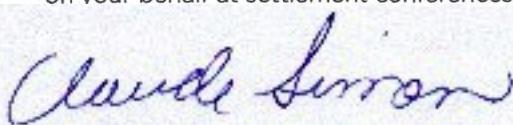
2. SERVICE TO BE PERFORMED: Note that you are not required by law to use a tax reduction service in order to file for and/or receive a tax assessment reduction. By signing this agreement, however, you are directing Aventine (not affiliated with any municipality) to prepare and file your First Level Complaint for review by the Town Board of Assessment Review and to represent in an Appeal Petition which includes physically appearing on your behalf at settlement conferences and all court

market Analysis

3. NOTIFICATION OF TAX REDUCTION: Aventine will make reasonable effort to communicate the terms of any offer of settlement made by the Town in the course of the tax assessment review proceeding as required by law. I fully authorize Aventine to negotiate any settlement and refund check for me.

4. FEE FOR SERVICE: THERE IS NO FEE UNLESS THERE IS A REDUCTION. I agree to pay a discounted fee equal to 50% of the First Year's Tax Savings on my property taxes, payable within 30 days of the notification of the tax reduction. I agree to pay such fee in the event I sell or move out of the subject property. The First Year's Tax Savings equals the assessment reduction multiplied by the tax rate prior to exemptions. If payment is not made within 30 days of the notification to Client, the full undiscounted fee of 75% of the First Year's Tax Savings will be charged. Interest of 1.5% per month will accrue from 31 days from the date on the original invoice on any unpaid balances and, if needed, reasonable collection fees and attorney's fees incurred by Aventine. A \$30 court filing fee plus a \$75 appraisal fee may be added to the fee for a successful appeal only.

5. CANCELLATION: At anytime within three (3) days after entering into this contract, I have the complete right to cancel this agreement in writing.



ADDRESS: 71 Tonjes Rd, Callicoon, NY 12723-5729

REPRESENTATIVE: Aventine Properties LLC

PARCEL ID: V2600-005-0-0001-010-002

TAX YEAR: 2024/2025

Sign

Date

Print Name

Relationship to Property
(Owner, Tenant, Contract - Vendee, Member, POA Power of Attorney)

Email

Telephone



Scan For Application
for Correction of
Property Tax Assessment



AVENTINE PROPERTIES LLC

PROPERTY TAX GRIEVANCE CONSULTANTS

245 Saw Mill River Rd. Suite 106, Hawthorne, NY 10532

retainers@aventineproperties.com | www.aventineproperties.com

Sullivan County

Tel: (914) 372-1757

Fax: (914) 372-1758



Claude Simon
71 Tonjes Rd
Callicoon, NY 12723-5729

Re: Excessive Property Tax Assessment – 71 Tonjes Rd, Callicoon

Dear Claude Simon,

Based on available information, we estimate that in the upcoming tax roll year, your property will be valued by the Assessor at approximately \$601,202. At this level, we believe you may be significantly over-assessed. Assuming an approximate tax bill of **\$10,812, you may be paying \$649 or 6%, more in property taxes than you should be EVERY year!** Reducing your property tax bills by this amount would **potentially increase the value of your home by as much as \$12,974.**

Property Taxes Estimate for 2024/2025	\$10,812
Annual Estimated Potential Savings for 2024/2025 - 6%	\$649
Increase in Your Property's Value Resulting From Savings	\$12,974

Our analysis indicates that in your municipality, there are systemic over-assessments and it is prudent to file a tax grievance for your property. Our firm specializes in representing property owners with potentially large tax assessment reductions. Join the over 50,000 New York homeowners that we have helped reduce their tax bills by filing a tax grievance on their behalf. The benefits include:

- 1) **MULTI-YEAR TAX SAVINGS** - a successful tax grievance challenge this year results in an ongoing tax reduction benefit year after year.
- 2) **NO FEE** is charged by our firm unless we obtain a reduction in your assessment. Our one-time fee is only 1/2 of what we save you on your first year's taxes.
- 3) **NO RISK TO YOU** - your tax assessment can only be reduced as a result of this filing.
- 4) **NO COURT APPEARANCES** - we will make any and all court appearances on your behalf.

This year's filing deadline is almost here! To have us prepare your case, simply use the QR code below or complete the enclosed retainer agreement, have a person on the deed sign and date it, and send it to us by fax, email or mail. If you have any questions, please do not hesitate to call us at **914-372-1757** and speak with one of our tax consultants who will be happy to walk you through the process.

Sincerely,

James Burns, President

**QR Code for
Tax
Grievance
Application**

