

# Property Tax Guidelines

## New York, NY

### Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	1st half installment – July 1st 2nd half installment – January 1st
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Typically issued in mid-January
<i>Appeal Deadline</i>	March 1st (Class 2, 3 and 4 properties) March 15th (Class 1 properties)



#### ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

### Who is assessing?

NYC Department of Finance

### How is the assessed value determined?

The assessed market value should be determined through the income approach, sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

### Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

### What are the levels of appeal?

NYC Department of Finance Request for Review  
NYC Tax Commission

# Property Tax Guidelines

## Nassau County, NY

### Important Dates

<i>Valuation Date</i>	January 2nd
<i>Tax Bills Due</i>	1st half installment – June 1st 2nd half installment – December 1st
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Typically issued in mid-January
<i>Appeal Deadline</i>	March 1st

### Who is assessing?

Nassau County Assessor

### How is the assessed value determined?

The assessed market value should be determined through the income approach, sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

### Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

### What are the levels of appeal?

Assessment Review Commission  
SCAR – Small Claims Court



#### ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

# Property Tax Guidelines

## Westchester County, NY

### Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	Varies by city or town; school bills are typically due in June
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Typically issued in mid-January
<i>Appeal Deadline</i>	Varies by city or village; deadlines are typically in February or June



### ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

### Who is assessing?

Westchester County Tax Commission

### How is the assessed value determined?

The assessed market value should be determined through the income approach, sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

### Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

### What are the levels of appeal?

Town or Village Assessor  
Assessment Appeals Commission