VALUATION & ADVISORY

Property Tax Guidelines New York, NY

Important Dates

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

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



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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.

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Property Tax Guidelines Nassau County, NY

Important Dates

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



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Property Tax Guidelines Westchester County, NY

Important Dates

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



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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

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