

# Long Island Business NEWS

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## CARA P. CRONIN

*Cronin & Cronin  
Law Firm, PLLC*

Cara P. Cronin is a partner at Cronin & Cronin Law Firm, PLLC, (Cronin & Cronin) a law firm in Mineola specializing in tax certiorari, protesting the real property tax assessments and condemnation for commercial properties throughout New York State. Cronin has extensive experience representing commercial property owners in tax certiorari matters in Nassau County, Suffolk County, New York City and upstate New York, including Orange, Rockland, Dutchess, Putnam and Westchester counties. Cronin is the head of the firm's New York City practice.

Cronin & Cronin represents a wide array of property types and must stay up-to-date on trends occurring in multiple market sectors, Cronin said.

"The great deal of inventory in the office market has impacted rental rates as the need for space has declined," she noted. "Some downtowns have begun to change with the desirability of transit oriented growth and influx of apartments near train stations, while others are still facing challenges. Even properties such as golf courses have had to adjust to declines in membership while expenses remain high."

"The most profound transformation is occurring in the retail market," Cronin said. "While service providers such as urgent care centers and gyms are renting some of the vacant retail space, the overhead associated with storefronts are making brick and mortar locations less desirable to many retail companies. Consequently, shopping center owners have found themselves negotiating reduced rental rates for anchor tenants to avoid huge vacancies."

"In many tax certiorari cases, an income approach to value is utilized when



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negotiating the proper assessed value," Cronin said. "In analyzing the value, both the return at that particular property as well market rates of the overall real estate market must be considered."

"As different sectors of the market evolve, adjustments must be made to take into consideration all market factors in order to achieve the maximum reduction in taxes," she said.

Prior to joining Cronin & Cronin in 2011, she worked in Washington, DC at the National Republican Congressional Committee. She continues to be involved

in politics and has acted as a consultant to several State Senate campaigns on Long Island.

Cara is on the executive board of the Long Island Real Estate Group and is a co-chair of LIREG W, created in 2014 to bring together professional women in the real estate industry and the allied trades who live or work on Long Island.

Cronin is also a long-standing committee member for The Safe Center Long Island Gala. She was a member of the Long Island Association Women's Collaborative Rising Professionals Group and acted on the board of the Nassau County Woman's Bar Association where she served as the Nassau Chapter Delegate and representative for the Domestic Violence Committee at WBASNY.

Cara P. Cronin was honored by the Nassau County Women's Bar Association (NCWBA) with the 2016 Bessie Ray Geffner, Esq. Memorial Award. The award is presented annually to an attorney who possesses a demonstrated interest in improving the justice system, the professionalism of the bar and serving the community at large.

Cara is a member of the New York State Bar Association, the New York City Bar Association, the Nassau County Bar Association and the Suffolk County Bar Association. She earned a bachelor's degree from Washington and Lee University and a juris doctor from the Maurice A. Dean School of Law at Hofstra University.

Cronin & Cronin has more than 75 years of legal experience in New York State.

Its success in the field of tax certiorari is due to its respected reputation and its extensive knowledge and years of experience in property matters. The firm has established a positive relationship with various municipalities and aggressively negotiates cases through pre-trial negotiations and if necessary trial, in order to achieve maximum reductions in real estate taxes and substantial reductions in future tax burdens.