

NOTICE OF PROPERTY VALUE

#BWNFFBV
#555954913021101#

JANUARY 15, 2013

NICHOLS, MAX
239 E 78TH ST
NEW YORK NY 10075-1201



What is This Notice?

This notice gives you information about how we value your property. **THIS IS NOT A BILL**

Property Description

Owner Name	NICHOLS, MAX NICHOLS, RACHEL
Property Address	239 EAST 78 STREET
Borough-Block-Lot	MANHATTAN (1)-1433-114
Tax Class	1 (One-To Three-Unit Residential Property And Some Vacant Land)
Building Class	B1 (Two-Family Dwelling)

Property Assessment

	July 1, 2012 thru June 30, 2013	Change	July 1, 2013 thru June 30, 2014
Market Value	\$2,699,000	+\$21,000	\$2,720,000
Effective Market Value	--	--	\$2,376,316
Level of Assessment	6%	--	6%
Assessed Value	\$134,517	+\$8,062	\$142,579

Exemption: Basic Star

Important Information

If you disagree with the property value, you may appeal to the NYC Tax Commission no later than **March 15, 2013**. Your Assessed Value will not be reduced unless you can demonstrate that the value of your property is less than your Effective Market Value of \$2,376,316.

Hurricane Sandy Damage

We adjusted property values due to Hurricane Sandy where applicable. Please read the Hurricane Sandy insert enclosed with this letter for directions on what to do if you feel that we did not capture your hurricane damage correctly.

Questions?

Visit nyc.gov/finance or contact 311 for more detailed information about your property, this notice, and to read our Class 1 Property Tax Guide.

DETAILED VALUE INFORMATION

Property Address: 239 EAST 78 STREET

Borough: MANHATTAN

Block: 1433 Lot: 114

Building Class: B1 - Two-family dwelling

Finance estimated your property's market value by examining prices of similar properties and sales trends in similar neighborhoods. These properties are selected based on characteristics that they have in common with your property. Finance arrives at your property's market value by adjusting for any differences between it and those that sold. Finance has the following information on record for your property and considers it when selecting the appropriate comparable properties.

Zoning:	R8B	Style:	Row
Lot Frontage:	13.83ft	Exterior Wall:	Masonry
Lot Depth:	102.17ft	Garage Type:	N/A
Lot Shape:	Regular	Residential Units:	2
Lot Square Footage:	1,413	Finished Sq. Footage:	2,600
Commercial Units:	N/A	Commercial Sq. Ftg:	N/A
Story Height:	3.00	Garage Sq. Footage:	N/A
Building Frontage:	13.83ft	Unfinished Sq. Ftg:	0
Building Depth:	50.00ft	Neighborhood Type:	Residential
Construction Type:	Brick		
Year Built:	1899		
Exterior Condition:	High Average		