

NOTICE OF PROPERTY VALUE

#BWNFFBV
#4937878140115014#

JANUARY 15, 2014

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 (Primarily one to three unit residential property)
Building Class	B1 (Two-family dwelling)

Property Assessment

	July 1, 2013 thru June 30, 2014	Change	July 1, 2014 thru June 30, 2015
Market Value	\$2,720,000	+\$544,000	\$3,264,000
Effective Market Value	--	--	\$2,411,150
Level of Assessment	6%	--	6%
Assessed Value	\$142,579	+\$2,090	\$144,669

Exemption: Basic Star

Important Information

If you disagree with your property value, you may appeal to the NYC Tax Commission no later than **March 17, 2014**. 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 \$2,411,150.

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

Building Class: B1 - Two-family dwelling

Block: 1433 Lot: 114

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.

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