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STORY AVENUE HOLDINGS, LLC  
829 E 15TH ST  
BROOKLYN NY 11230-3007

January 15, 2019

Owner(s)  
STORY AVENUE HOLDINGS, LLC

Property Address  
2059 STORY AVENUE

Borough: 2 Block: 3681 Lot: 55

Tax Class: 2B Building Class: C1 Units: 7 residential

**YOUR NOTICE OF PROPERTY VALUE (NOPV) AT A GLANCE**

2019-20 Market Value: \$896,400

2019-20 Assessed Value: \$322,771

Your property tax exemptions: 421A

See below for an estimate of your 2019-20 property tax.

**WHAT IS THIS NOTICE?**

This is your annual notice of property value, or NOPV. **It is not a bill, and no payment is required.** This notice will:

- Inform you of our assessment of your property for tax year 2019-20, and tell you how to challenge it if you believe there is a mistake.
- Explain how property taxes are calculated.
- Provide an estimate of your property tax for tax year 2019-20.

Please keep a copy of this notice with your records. You may also view your NOPV and property tax bills online at [www.nyc.gov/nopv](http://www.nyc.gov/nopv).

**ESTIMATED 2019-20 PROPERTY TAX**

We cannot calculate your 2019-20 property tax until the new tax rate is established by the city council. Until then, you will pay the 2018-19 rate. The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 12.612%. This table is provided for informational purposes only; the actual amount you owe may differ.

Please note that property tax abatements, including the coop-condo abatement, are not included in this estimate. If you receive any abatements, they will be subtracted from your property taxes. Check your July tax bill for the value of any abatements you receive.

Year	Taxable Value		Tax Rate		Estimated Property Tax
2019-20	\$2,747	x	0.12612	=	\$346.45

**KEY DATES**

**March 1, 2019**

Last day to challenge your assessed value.  
(See page 2.)

**March 15, 2019**

Last day to apply for a tax exemption. (See page 3.)

**April 1, 2019**

Last day to challenge your market value. (See page 2.)

**July 1, 2019**

2019-20 tax year begins.

**November 2019**

2019-20 tax rate is determined.

To learn more, visit  
[www.nyc.gov/nopv](http://www.nyc.gov/nopv)

## ABOUT YOUR PROPERTY TAXES

Property taxes are determined using a complex formula that takes into account many different amounts and calculations. Visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) for more information about property valuation and taxation.

The Department of Finance estimates that as of January 5, 2019, the Market Value for this property is \$896,400.

We will use this Market Value to determine your property taxes starting July 1, 2019.

The Department of Finance calculates your property's value based on the change in year over year value per square foot of similar properties.

Visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) for more information.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. The deadline to file is June 3, 2019. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

## WHAT TO DO IF YOU DISAGREE WITH THESE VALUES

Challenge Your Market Value with the Department of Finance	Challenge Your Assessed Value with the New York City Tax Commission
<p>If you believe the Department of Finance has made an error in determining your market value, you may submit a "Request for Review" form. The form is available at <a href="http://www.nyc.gov/nopv">www.nyc.gov/nopv</a>, or by calling 311.</p> <p>Many property owners consider challenging their market value in hopes of reducing their property tax. However, your property tax will not go down unless you can prove that the market value should be lower than the effective market value.</p> <p><b>Deadline: April 1, 2019</b></p>	<p>You have the right to challenge your assessed value by appealing to the New York City Tax Commission, an independent agency that is separate from the Department of Finance. The Tax Commission has the authority to reduce your property's assessed value, change its tax class, and adjust your tax exemptions. The Tax Commission cannot change your market value, property description, or building class.</p> <p>Your application must be received by the filing deadline. To access Tax Commission appeal forms, visit <a href="http://www.nyc.gov/taxcommission">www.nyc.gov/taxcommission</a>. You may also visit a Department of Finance business center (locations at <a href="http://www.nyc.gov/nopv">www.nyc.gov/nopv</a>). For more information, call 311.</p> <p><b>Deadline: March 1, 2019</b></p>

## PLEASE REVIEW: YOUR PROPERTY DETAILS

The Department of Finance has the following information on record for your property. Please review this information and inform us of any errors by filing a "Request to Update" form, available at [www.nyc.gov/nopv](http://www.nyc.gov/nopv) or by calling 311.

**Owner(s):** STORY AVENUE HOLDINGS, LLC

**Building Class:** C1 (Walk-up apartments)

**Borough:** 2 (Bronx)

**Block:** 3681

**Lot:** 55

<b>Number of Buildings:</b>	1	<b>Gross Square Footage:</b>	5,564
<b>Number of Stories:</b>	4.00	<b>Number of Residential Units:</b>	7
<b>Structure Type:</b>	Walkup Apt	<b>Gross Residential Square Footage:</b>	5,564
<b>Grade:</b>	C Grade	<b>Number of Commercial Units:</b>	0
<b>Construction Type:</b>	Masonry	<b>Gross Commercial Square Footage:</b>	0
<b>Primary Zoning:</b>	R6	<b>Year Built:</b>	2006

## WHAT'S CHANGED: COMPARING TAX YEARS 2018-19 AND 2019-20

	Current Year (2018-19)	Next Year (2019-20)	Change
Market Value	\$747,000	\$896,400	+\$149,400
Assessment Percentage	45%	45%	- -
Assessed Value	\$298,863	\$322,771	+\$23,908
Effective Market Value	- -	\$717,268	- -
Exemption Value	\$296,116	\$320,024	+\$23,908
Taxable Value	\$2,747	\$2,747	+\$0

- **Market value** is the Department of Finance's estimated value for your property.
- **Assessment percentage** is a fixed percentage of market value. For class 2 properties, it is 45%.
- **Assessed value** is calculated by multiplying your market value by the assessment percentage. Your assessed value is subject to caps which limit how much it can increase each year.
- **Effective market value** is calculated by dividing the assessed value by the assessment percentage.
- **Exemption value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive.
- **Taxable value** is the assessed value minus the exemption value.

## HOMEOWNER TAX EXEMPTIONS

New York City offers tax breaks known as exemptions to seniors, veterans, clergy members, people with disabilities, and others. In addition to reducing your taxes, many exemptions can keep you out of the lien sale. See the enclosed sheet for more information about the lien sale.

The deadline to apply for homeowner exemptions is March 15, 2019. For more information, visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) or call 311.

New York State offers a STAR benefit that covers many homeowners and an Enhanced STAR benefit for seniors. If you applied with the state for the STAR or Enhanced STAR credit after March 15, 2015, the credit will not appear on this notice. Visit [www.tax.ny.gov/star](http://www.tax.ny.gov/star) for more information.

## COOP-CONDO TAX ABATEMENT

Owners of cooperative units and condominiums can receive an abatement that will help them save money on their property taxes. Your unit must be in an eligible building and it must be your primary residence.

Your managing agent or board of directors must apply on your behalf and certify that the unit is your primary residence. The deadline is February 15, 2019. Please contact your managing agent or board of directors with any questions.

If you need additional information, or if you do not have a managing agent, contact the Department of Finance at [www.nyc.gov/contactcoopabat](http://www.nyc.gov/contactcoopabat), or call 311.

## HOW TO GET HELP

### CONTACT THE DEPARTMENT OF FINANCE

If you have questions about any of the information in this notice, contact the New York City Department of Finance:

**Online:** [www.nyc.gov/nopv](http://www.nyc.gov/nopv)

**Phone:** Dial 311. (Outside NYC or for relay service, call 212-639-9675.)

**Mail:** NYC Department of Finance  
Correspondence Unit  
1 Centre St, 22nd Fl  
New York, NY 10007

**In Person:** Visit a DOF business center (locations at [www.nyc.gov/nopv](http://www.nyc.gov/nopv)) or attend a Department of Finance outreach event (details below).

### DEPARTMENT OF FINANCE OUTREACH EVENTS

Receive one-on-one help with your notice of property value. Call 311 or visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) to confirm dates and locations and find other events in your borough. Bring your NOPV to the event.

MORNING EVENTS (10 A.M. - 12 P.M.)	
<b>February 5</b> Bronx	Bronx Borough President's Office 851 Grand Concourse, Rotunda
<b>February 6</b> Manhattan	David N. Dinkins Municipal Building 1 Centre St, Mezzanine North
<b>February 7</b> Brooklyn	Brooklyn Borough Hall 209 Joralemon St
<b>February 12</b> Queens	Queens Borough Hall 120-55 Queens Blvd, Atrium
<b>February 14</b> Staten Island	Staten Island Borough Hall 10 Richmond Terrace, Room 125

EVENING EVENTS (5 - 7 P.M.)	
<b>February 13</b> Manhattan	David N. Dinkins Municipal Building 1 Centre St, Mezzanine North
<b>February 19</b> Brooklyn	Brooklyn Borough Hall 209 Joralemon St
<b>February 20</b> Queens	Queens Borough Hall 120-55 Queens Blvd, Atrium
<b>February 21</b> Bronx	Bronx Borough President's Office 851 Grand Concourse, Rotunda
<b>February 25</b> Staten Island	Staten Island Borough Hall 10 Richmond Terrace, Room 125

### OFFICE OF THE TAXPAYER ADVOCATE

If you have made a reasonable effort to resolve a tax issue with the Department of Finance but feel that you have not received a satisfactory response, the Office of the Taxpayer Advocate can help. For assistance, visit [www.nyc.gov/taxpayeradvocate](http://www.nyc.gov/taxpayeradvocate) and complete form DOF-911, "Request for Help from the Office of the Taxpayer Advocate."

**Email:** [DOFTaxpayerAdvocate@finance.nyc.gov](mailto:DOFTaxpayerAdvocate@finance.nyc.gov)

**Call:** 212-312-1800

**Mail:** NYC Office of the Taxpayer Advocate, 253 Broadway, 6th Floor, New York, NY 10007

If due to a disability you need an accommodation in order to apply for and receive a service or participate in a program offered by the Department of Finance, please contact the Disability Service Facilitator at [www.nyc.gov/contactdofeeo](http://www.nyc.gov/contactdofeeo) or by calling 311.