

NOTICE OF PROPERTY VALUE

#BWNFFBV
#563970513021101#

JANUARY 15, 2013

PENA, ALLAN
1713 MANSION ST
BRONX NY 10460-3244



What is This Notice?

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

Property Description

| | |
|-------------------|---|
| Owner Name | PENA, ALLAN |
| Property Address | 1713 MANSION STREET |
| Borough-Block-Lot | BRONX (2)-3913-63 |
| Tax Class | 1 (One-To Three-Unit Residential Property And Some Vacant Land) |
| Building Class | A1 (One-Family Dwelling) |

Property Assessment

| | July 1, 2012 thru June 30, 2013 | Change | July 1, 2013 thru June 30, 2014 |
|------------------------|------------------------------------|----------|------------------------------------|
| Market Value | \$364,000 | +\$5,000 | \$369,000 |
| Effective Market Value | -- | -- | \$369,000 |
| Level of Assessment | 6% | -- | 6% |
| Assessed Value | \$20,988 | +\$1,152 | \$22,140 |

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 \$369,000.

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: 1713 MANSION STREET

Borough: BRONX

Block: 3913 Lot: 63

Building Class: A1 - One-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: | R5 | Style: | Old Style |
| Lot Frontage: | 29.00ft | Exterior Wall: | Masonry |
| Lot Depth: | 100.00ft | Garage Type: | Basement Garage |
| Lot Shape: | Regular | Residential Units: | 1 |
| Lot Square Footage: | 2,900 | Finished Sq. Footage: | 2,180 |
| Commercial Units: | N/A | Commercial Sq. Ftg: | N/A |
| Story Height: | 2.00 | Garage Sq. Footage: | 200 |
| Building Frontage: | 20.00ft | Unfinished Sq. Ftg: | 220 |
| Building Depth: | 44.00ft | Neighborhood Type: | Residential |
| Construction Type: | C Blck + Brick | | |
| Year Built: | 1940 | | |
| Exterior Condition: | Average | | |