

## NOTICE OF PROPERTY VALUE

#BWNFFBV  
#4597407120115017#

CHARLES PERRY  
3639 OLINVILLE AVE  
BRONX NY 10467-5553



JANUARY 15, 2012

**OWNER NAME:**

CHARLES PERRY

**PROPERTY ADDRESS:**

3639 OLINVILLE AVENUE

**BOROUGH**

BRONX

**BLOCK**

4645

**LOT**

167

**TAX CLASS:** 1

**BUILDING CLASS:** C0

**UNITS:** 3 RESIDENTIAL

	Current Tax Year 7/1/11 - 6/30/12	Change	Tax Year 2012/13 7/1/12 - 6/30/13
Market Value =	\$397,000	+\$57,000	\$454,000
Effective Market Value =	--	--	\$420,816
Assessed Value =	\$23,820	+\$1,429	\$25,249
Exemption Value =	\$1,740	+\$0	\$1,740
Taxable Value =	\$22,080	+\$1,429	\$23,509
Exemption: BASIC STAR			

**Market Value** is Finance's estimate of your property's value.

**Effective Market Value** is calculated by dividing the assessed value by the level of assessment. This value reflects limitations on assessment increases as required by state law.

**Assessed Value** is calculated by multiplying the market value by the class one **level of assessment**, 6%, but may be less because assessment increases for class one properties are limited as required by state law. Assessment increases for class one properties may not exceed 6% per year and 20% over any five-year period.

**Exemption Value** is the value of any exemptions currently in Finance's records.

**Taxable Value** is the assessed value less any applicable exemptions.

**If you disagree with your property value:**

You may file an Application for Correction of Assessed Value with the New York City Tax Commission no later than March 15, 2012. However, your assessed value will not be reduced unless you can demonstrate that the value of your property is less than the Effective Market Value of \$420,816.

FOR DETAILED INFORMATION ON HOW FINANCE VALUED THIS PROPERTY,  
PLEASE SEE THE BACK OF THIS NOTICE

**THIS IS NOT A BILL**

## DETAILED VALUE INFORMATION

Property Address: 3639 OLINVILLE AVENUE

Borough: BRONX

Block: 4645

Lot: 167

Building Class: C0 - Walk-up apartments

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:	R5A	Style:	Row
Lot Frontage:	23.00ft	Exterior Wall:	Masonry
Lot Depth:	95.00ft	Garage Type:	Built-In Garage
Lot Shape:	Regular	Residential Units:	3
Lot Square Footage:	2,185	Finished Sq. Footage:	3,388
Commercial Units:	N/A	Commercial Sq. Ftg:	N/A
Story Height:	3.00	Garage Sq. Footage:	200
Building Frontage:	23.00ft	Unfinished Sq. Ftg:	1,396
Building Depth:	52.00ft	Neighborhood Type:	Residential
Construction Type:	Cinder Block and Brick		
Year Built:	1970		
Exterior Condition:	Average		