

## NOTICE OF PROPERTY VALUE

#BWNFFBV  
#5203675110115014#

**RALPH M BAYAN**  
(620 E 233RD REALTY CORP)  
620 E 233RD ST  
BRONX NY 10466-2802



JANUARY 15, 2011

**OWNER NAME:**  
620 E 233 REALTY CORP  
**PROPERTY ADDRESS:**  
620 EAST 233 STREET

<b>BOROUGH</b>	<b>BLOCK</b>	<b>LOT</b>
BRONX	4835	49
<b>TAX CLASS: 4</b>		
<b>UNITS: 1 NON-RESIDENTIAL</b>		

	Current Tax Year 7/1/10 - 6/30/11	Change	Tax Year 2011/12 7/1/11 - 6/30/12
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**Every year the Department of Finance notifies you of your property's value and describes how we arrived at that value. The Department of Finance estimated the value of your property as follows:**

Market Value =	\$351,000	+\$43,000	\$394,000
Actual Assessed Value =	\$157,950	+\$19,350	\$177,300
Actual Exemption Value =	\$0	+\$0	\$0
Transitional Assessed Value =	\$195,660	+\$10,350	\$206,010
Transitional Exemption Value =	\$0	+\$0	\$0
Taxable Value =	\$157,950	+\$19,350	\$177,300

Since you did not file a Real Property Income and Expense Statement as required by law, we estimated the value of your property based on information submitted by owners of similar properties.

**Market Value:** Finance **estimated** your market value by using the income that your property receives or could receive.

**Actual Assessed Value:** Finance multiplied your property's market value by an assessment ratio of 45% to determine the actual assessed value.

**Exemption Value:** The values of any actual or transitional exemption currently on Finance's records.

**Transitional Assessed Value:** Finance phased in your assessed value, as the law requires.

**Taxable Value:** Is equal to the assessed value less any exemptions.

**If You Believe Any of the Following are Incorrect:**

**Market Value:** There are two reasons why your market value could be wrong. First, we could have incorrect information about your property (e.g., square footage, number of units, property description, etc.). Second, our income estimate might be incorrect. If so, please fill out the Request for Review of Property Value form available on our website at nyc.gov/finance or call 311 for assistance. Outside the five boroughs, please call 212-639-9675.

**Assessed Or Exempt Value:** You may file a protest with the NYC Tax Commission, an independent agency. The deadline for you to file is **March 1, 2011**. Visit the NYC Tax Commission website at nyc.gov/html/taxcomm or call 311 for more information.

**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: 620 EAST 233 STREET

Borough: BRONX

Block: 4835

Lot: 49

Building Class: G9 - Garage and gas stations

**Market Value:** Finance estimated your property's market value by dividing net operating income by the overall capitalization rate. Any difference between your calculation and that of the Department of Finance is due to rounding.

- The Department of Finance estimates that as of January 5, 2011, the market value for this property is \$394,000. Finance will use this market value to determine your property taxes starting July 1, 2011.
- Finance estimated your property's market value using the income approach.

### Factors Used By Finance To Determine Market Value:

- Building Gross Square Footage: We estimated building gross square footage at 6,720.
- Gross Income: We estimated gross income at \$75,600.
- Expenses: We estimated expenses at \$17,606.
- Net Operating Income: We subtracted estimated expenses from estimated gross income, resulting in a net operating income of \$57,994.
- Base Cap Rate: We used a capitalization rate of 10.063% which is Finance's estimate of the rate of return that an ordinary investor would expect on their investment in this type of property.
- Overall Cap Rate: We added an effective tax rate of 4.640% to account for taxes due. Added together your overall capitalization rate is 14.703%.