

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5080531140115011#

JANUARY 15, 2014

WILLIAM ENDICO REALTY ASSOCIATES
2824 SCHURZ AVE
BRONX NY 10465-3260

What is This Notice?

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

Property Description

Owner Name	WILLIAM ENDICO REALTY ASSOCIATES
Property Address	2824 SCHURZ AVENUE
Borough-Block-Lot	BRONX (2)-5604-65
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	\$733,000	-\$103,000	\$630,000
Effective Market Value	--	--	\$630,000
Level of Assessment	6%	--	6%
Assessed Value	\$40,179	-\$2,379	\$37,800

Exemption: None

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 \$630,000.

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: 2824 SCHURZ AVENUE

Borough: BRONX

Building Class: B1 - Two-family dwelling

Block: 5604 Lot: 65

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:	C3A	Style:	Conventional
Lot Frontage:	28.07ft	Exterior Wall:	Stucco
Lot Depth:	381.07ft	Garage Type:	Basement Garage
Lot Shape:	Irregular	Construction Type:	C Blck + Brick
Lot Square Footage:	13,329	Residential Units:	2
Building Frontage:	21.00ft	Finished Sq. Footage:	3,750
Building Depth:	60.00ft	Unfinished Sq. Footage:	630
Year Built:	2000	Garage Sq. Footage:	350
Number of Buildings:	1	Commercial Units:	0
Exterior Condition:	Good	Commercial Sq. Footage:	0
Story Height:	2.00		