

NOTICE OF PROPERTY VALUE

#BWNFFBV
#570318713021101#

JANUARY 15, 2013

CONSERVATIVE SYNAGOGU
475 W 250TH ST
BRONX NY 10471-2925



What is This Notice?

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

Property Description

Owner Name	CONSERVATIVE SYNAGOGU
Property Address	475 WEST 250 STREET
Borough-Block-Lot	BRONX (2)-5833-4237
Tax Class	4 (Commercial And Industrial Property, Including Office Buildings, Factories, Stores, Hotels, And Lofts)
Building Class	M1 (Religious Property)
Number of Units	1 Non-Residential

Property Assessment

	July 1, 2012 thru June 30, 2013	Change	July 1, 2013 thru June 30, 2014
Market Value	\$5,644,000	+\$0	\$5,644,000
Level of Assessment	45%	--	45%
Actual Assessed Value	\$2,539,800	+\$0	\$2,539,800
Transitional Assessed Value	\$2,435,220	+\$51,660	\$2,486,880

Exemption: HOUSE OF WORSHIP

Important Information

If you disagree with your property value, you may appeal to the NYC Tax Commission no later than **March 1, 2013**.

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 for more detailed information about your property and this notice. Need help? Please visit our website or contact 311.

DETAILED VALUE INFORMATION

Property Address: 475 WEST 250 STREET

Borough: BRONX

Block: 5833 Lot: 4237

Building Class: M1 - Religious property

- The Department of Finance estimates that as of January 5, 2013, the market value for this property is \$5,644,000. Finance will use this market value to determine your property taxes starting July 1, 2013.
- Finance calculated your property's value based on the change in year over year value per square foot of similar properties.

Property Characteristics - Finance has the following information on record for your Property:

Lot Frontage: 261.50ft

Number of Stories: 3.00

Lot Depth: 170.00ft

Structure Type: Church/Syn

Lot Shape: Irregular

Grade: B- Grade

Lot Square Footage: 59,125

Construction Type: Masonry

Year Built: 1959

Gross Square Footage: 24,537

Number of Residential Units: 0

Gross Commercial Sq Footage: 24,537

Number of Commercial Units: 1

Gross Residential Sq Footage: 0