

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5085256140115010#

JANUARY 15, 2014

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 (<i>Commercial and industrial property</i>)
Building Class	M1 (<i>Religious property</i>)
Number of Units	1 Non-Residential

Property Assessment

	July 1, 2013 thru June 30, 2014	Change	July 1, 2014 thru June 30, 2015
Market Value	\$5,644,000	+\$277,000	\$5,921,000
Level of Assessment	45%	--	45%
Actual Assessed Value	\$2,539,800	+\$124,650	\$2,664,450
Transitional Assessed Value	\$2,486,880	+\$63,090	\$2,549,970

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 3, 2014**.

Real Property Income and Expense

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 2, 2014. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit nyc.gov/rpie for more information.

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

Building Class: M1 - Religious property

Block: 5833 Lot: 4237

- The Department of Finance estimates that as of January 5, 2014, the market value for this property is \$5,921,000. Finance will use this market value to determine your property taxes starting July 1, 2014.
- 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:

Number of Buildings:	1	Gross Square Footage:	24,537
Number of Stories:	3.00	Number of Residential Units:	0
Structure Type:	Church/Syn	Gross Residential Sq. Footage:	0
Grade:	B- Grade	Number of Commercial Units:	1
Construction Type:	Masonry	Gross Commercial Sq. Footage:	24,537
Year Built:	1959	Primary Zoning:	R1-2