

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5091404140115018#

JANUARY 15, 2014

LAO, LUISA
118 SMITH ST
BROOKLYN NY 11201-6217

What is This Notice?

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

Property Description

Owner Name	LAO, LUISA
Property Address	118 SMITH STREET
Borough-Block-Lot	BROOKLYN (3)-187-25
Tax Class	1 (Primarily one to three unit residential property)
Building Class	S1 (Multi-use Residence)

Property Assessment

	July 1, 2013 thru June 30, 2014	Change	July 1, 2014 thru June 30, 2015
Market Value	\$561,000	+\$112,000	\$673,000
Effective Market Value	--	--	\$520,266
Level of Assessment	6%	--	6%
Assessed Value	\$29,450	+\$1,766	\$31,216

Exemption: Basic Star

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 \$520,266.

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: 118 SMITH STREET

Borough: BROOKLYN

Building Class: S1 - Multi-use Residence

Block: 187 Lot: 25

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:	R6	Style:	Ret/Res Abov
Lot Frontage:	20.83ft	Exterior Wall:	N/A
Lot Depth:	100.67ft	Garage Type:	N/A
Lot Shape:	Regular	Construction Type:	Masonry
Lot Square Footage:	2,097	Residential Units:	1
Building Frontage:	20.83ft	Finished Sq. Footage:	2,866
Building Depth:	70.00ft	Unfinished Sq. Footage:	0
Year Built:	1920	Garage Sq. Footage:	0
Number of Buildings:	1	Commercial Units:	1
Exterior Condition:	N/A	Commercial Sq. Footage:	1,433
Story Height:	2.00		