

# NOTICE OF PROPERTY VALUE

#BWNFFBV  
#4196756100115016#

HAGOOD JACQUELINE A  
7404 GRANVILLE DR Apt. BUILDING H  
TAMARAC FL 33321-8707



JANUARY 15, 2010

**OWNER NAME:**  
HAGOOD JACQUELINE A

**PROPERTY ADDRESS:**

41 PUTNAM AVENUE

<b>BOROUGH</b>	<b>BLOCK</b>	<b>LOT</b>
BROOKLYN	1983	78

**TAX CLASS:** 2A

**UNITS:** 3 RESIDENTIAL  
1 NON-RESIDENTIAL

Current Tax Year 7/1/09 - 6/30/10	Change	Tax Year 2010/11 7/1/10 - 6/30/11
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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 =	\$1,220,000	+\$40,000	\$1,260,000
Effective Market Value =	--	--	\$213,406
Assessed Value =	\$93,056	+\$2,977	\$96,033
Exemption Value =	\$0	+\$0	\$0
Taxable Value =	\$93,056	+\$2,977	\$96,033

**Market Value:** Finance **estimated** your market value for 1-5 family homes based on recent comparable sales; for 6-10 unit properties we use the income you receive or could receive.

**Effective Market Value:** Is the value on which your taxes are based. The effective market value of \$213,406 was calculated by taking the assessed value of \$96,033 and dividing it by 45% (.45).

**Assessed Value:** Finance multiplied your property's market value by 6% for 1-3 family homes and by 45% for 4-10 unit homes to determine the assessed value. However, your assessed value may be lower than 6% or 45% of your market value because by law your assessed value cannot increase more than 6% per year and 20% over five years for 1-3 family homes. For 4-10 family homes your assessed value cannot increase more than 8% per year and 30% over five years.

**Exemption Value:** Is the value of any exemption currently on Finance's records.

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

**"What To Do If You Believe Your Property Characteristics Are Wrong":** Finance may have incorrect information about the property (e.g., square footage, style, etc.). Owners of 1-3 family properties must complete the Request to Update Property Data form and owners of 4-10 family properties must complete the Request for Review of Property Tax Assessment form. Forms are available at nyc.gov/finance or call 311 for assistance. Outside of the five boroughs, please call 212-639-9675.

**"What To Do If You Believe Your Market Value Is Wrong":** Complete the Request for Review of Property Value form found at nyc.gov/finance. Please note that an incorrect market value might not result in a lower assessment. **Your Market Value must fall below \$213,406 to impact your assessed value.**

**"What To Do If You Believe Your Assessed Or Exempt Value Is Wrong Or You Have Been Denied An Exemption":** You may file a protest with the NYC Tax Commission. The deadline for you to file is **March 1, 2010**. Visit the NYC Tax Commission website at nyc.gov/html/taxcomm or call 311 for more information.

**In calendar year 2009, the Department of Finance received \$11,787.62 in property taxes for this property.**

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: 41 PUTNAM AVENUE

Borough: BROOKLYN

Block: 1983

Lot: 78

Building Class: S3 - Multi-use Residence

**Market Value:** Finance estimates that as of January 5, 2010, the market value for your property is \$1,260,000. We estimated your property's market value using the time trend method described below.

**Time Trend Method -** Finance estimated your property's market value by adjusting last year's value by the percent change in average sales prices over time.

For this type of property, sales prices in the borough of BROOKLYN increased by an average of 3.00% since last year.

Finance adjusted last year's market value of \$1,220,000 by the increased percentage in sales prices to arrive at an estimated value of \$1,260,000.