



# IMPORTANT INFORMATION ABOUT YOUR PROPERTY

## NOTICE OF PROPERTY VALUE

#590097918011501#

LANDER, WINSTON  
2057 UNION ST  
BROOKLYN NY 11212-3809

January 15, 2018

**OWNER NAME**  
LANDER, WINSTON  
**PROPERTY ADDRESS**  
2057 UNION STREET  
**BOROUGH**                      **BLOCK**      **LOT**  
BROOKLYN                      3510              9  
**TAX CLASS:** 2A (Primarily residential property with four to six units)  
**BUILDING CLASS:** C3 (Walk-up apartments)  
**UNITS:** 4 residential

**THIS IS NOT A BILL.** This notice gives you information about how the New York City Department of Finance values your property.

### Property Assessment

	Current Tax Year July 1, 2017 - June 30, 2018	Change	Upcoming Tax Year July 1, 2018 - June 30, 2019
Market Value	\$274,000	+\$34,000	\$308,000
Assessment Percentage	45%	--	45%
Assessed Value	\$35,233	+\$2,799	\$38,032
Effective Market Value	--	--	\$84,515
Exemption Value	\$0	+\$0	\$0
Taxable Value	\$35,233	+\$2,799	\$38,032

Exemption: None

### Definitions

**Market Value** is the estimated value for 4-10 unit properties based on the income you receive or could receive from renting these properties.

**Assessment Percentage** is a fixed percentage of Market Value. For class 2 properties, it is 45%.

**Assessed Value (AV)** is calculated by multiplying your Market Value by the Assessment Percentage. A cap on AV imposed by New York State law can affect your Assessed Value. Your AV cannot increase more than 8% a year or 30% over five years unless you have made a physical change to your building.

**Effective Market Value** is calculated by dividing the AV by the Assessment Percentage. Your Effective Market Value of \$84,515 is calculated by taking the AV of \$38,032 and dividing it by 45% (.45).

**Exemption Value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive. This value is subject to change. If you recently applied for exemptions, they may not be listed. If you would like to apply for any personal homeowner exemptions, please submit your application by March 15, 2018. Other exemptions have different deadlines. For more information about exemptions, visit [nyc.gov/ownerexemption](http://nyc.gov/ownerexemption) or contact 311.

**Taxable Value** is the Assessed Value minus the Exemption Value.

**Estimate your property taxes** for 2018/19 by multiplying your Taxable Value by the current tax rate, and then subtract abatements. The result will be an estimate of your property taxes for 2018/19.

### Important Information

- You may challenge your property value. Please read more about how to challenge your property values on the "What is Your Notice of Property Value (NOPV)" sheet that is included in this mailing.
- If you own income-producing property, you must file a Real Property Income and Expense Statement (RPIE) or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2018. 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](http://nyc.gov/rpie) for more information.
- If you have tried to resolve an issue through normal Department of Finance channels and feel it has not been settled, you may contact the Taxpayer Advocate at: [www.nyc.gov/taxpayeradvocate](http://www.nyc.gov/taxpayeradvocate), or by calling 311.



# IMPORTANT INFORMATION ABOUT YOUR PROPERTY

## Department of Finance DETAILED PROPERTY INFORMATION

Property Address: 2057 UNION STREET Building Class: C3 - Walk-up apartments Building Category: RX01 Building Sub-Category: A	Borough: Brooklyn Block: 3510 Lot: 9
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The Department of Finance estimates that as of January 5, 2018, the Market Value for this property is \$308,000. We will use this Market Value to determine your property taxes starting July 1, 2018.

The Department of Finance estimates your property's Market Value using the income approach.

The Department of Finance uses the following factors to determine Market Value:

Estimated Building Gross Square Footage: 4,000

Estimated Gross Income: \$43,120

Multiplier: We use a gross income multiplier of 7.150 which is an estimate of the relationship between the property's income and the property's Market Value.

The Department of Finance has the following information on record for your property:

Number of Stories:	2.00	Number of Buildings:	1
Structure Type:	Walkup Apt	Gross Square Footage:	4,000
Grade:	None	Gross Commercial Square Footage:	0
Construction Type:	N/A	Number of Commercial Units:	0
Year Built:	1930	Gross Residential Square Footage:	4,000
Primary Zoning:	R6	Number of Residential Units:	4

If you believe the Market Value on the NOPV is not correct, you may file a Request for Review. File the form at [nyc.gov/finance](http://nyc.gov/finance) or contact 311 to have one mailed to you. It is important to remember that filing a change request with the Department of Finance is not a substitute for appealing your Assessed Value with the Tax Commission. Read more about how to challenge your Assessed Value on the "What is Your Notice of Property Value" sheet that is included in this mailing.