

#528218919011501#

ALVIN PLUSH  
920 ROXBURY DR  
WESTBURY NY 11590-5317

January 15, 2019

Owner(s)  
ALVIN PLUSH

Property Address  
28-29 STEINWAY STREET

Borough: 4 Block: 663 Lot: 8

Tax Class: 4 Building Class: K1 Units: 1 non-residential

**YOUR NOTICE OF PROPERTY VALUE (NOPV) AT A GLANCE**

2019-20 Market Value: \$763,000

2019-20 Assessed Value: \$343,350

Your property tax exemptions: None

See below for an estimate of your 2019-20 property tax.

**WHAT IS THIS NOTICE?**

This is your annual notice of property value, or NOPV. **It is not a bill, and no payment is required.** This notice will:

- Inform you of our assessment of your property for tax year 2019-20, and tell you how to challenge it if you believe there is a mistake.
- Explain how property taxes are calculated.
- Provide an estimate of your property tax for tax year 2019-20.

Please keep a copy of this notice with your records. You may also view your NOPV and property tax bills online at [www.nyc.gov/nopv](http://www.nyc.gov/nopv).

**ESTIMATED 2019-20 PROPERTY TAX**

We cannot calculate your 2019-20 property tax until the new tax rate is established by the city council. Until then, you will pay the 2018-19 rate. The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 10.514%. This table is provided for informational purposes only; the actual amount you owe may differ.

Please note that property tax abatements, including the coop-condo abatement, are not included in this estimate. If you receive any abatements, they will be subtracted from your property taxes. Check your July tax bill for the value of any abatements you receive.

Year	Taxable Value		Tax Rate		Estimated Property Tax
2019-20	\$320,280	x	0.10514	=	\$33,674.24

**KEY DATES**

**March 1, 2019**

Last day to challenge your assessed value.  
(See page 2.)

**April 1, 2019**

Last day to challenge your market value. (See page 2.)

**July 1, 2019**

2019-20 tax year begins.

**November 2019**

2019-20 tax rate is determined.

**January 2020**

First bill with the new tax rate.

To learn more, visit  
[www.nyc.gov/nopv](http://www.nyc.gov/nopv)

## ABOUT YOUR PROPERTY TAXES

Property taxes are determined using a complex formula that takes into account many different amounts and calculations. Visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) for more information about property valuation and taxation.

The Department of Finance estimates that as of January 5, 2019, the Market Value for this property is \$763,000. The Department of Finance will use this Market Value to determine your property taxes starting July 1, 2019.

The Department of Finance estimates your property's Market Value using the income approach. Market Value is determined by dividing the net operating income by the overall cap rate.

The following factors are used by the Department of Finance to determine Market Value:

Estimated Building Gross Square Footage: 2,244

Estimated Gross Income: \$123,308

Estimated Expenses: \$6,165

Net Operating Income: We subtract estimated expenses from estimated gross income, resulting in a net operating income of \$117,143.

Base Cap Rate: We used a capitalization rate of 10.630% which is Finance's estimate of the rate of return that an ordinary investor would expect on their investment in this type of property.

Overall Cap Rate: We add an effective tax rate of 4.731% to account for taxes due. Added together your overall capitalization rate is 15.361%.

Visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) for more information.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. The deadline to file is June 3, 2019. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

## WHAT TO DO IF YOU DISAGREE WITH THESE VALUES

Challenge Your Market Value with the Department of Finance	Challenge Your Assessed Value with the New York City Tax Commission
<p>If you believe the Department of Finance has made an error in determining your market value, you may submit a "Request for Review" form. The form is available at <a href="http://www.nyc.gov/nopv">www.nyc.gov/nopv</a>, or by calling 311.</p> <p><b>Deadline: April 1, 2019</b></p>	<p>You have the right to challenge your assessed value by appealing to the New York City Tax Commission, an independent agency that is separate from the Department of Finance. The Tax Commission has the authority to reduce your property's assessed value, change its tax class, and adjust your tax exemptions. The Tax Commission cannot change your market value, property description, or building class.</p> <p>Your application must be received by the filing deadline. To access Tax Commission appeal forms, visit <a href="http://www.nyc.gov/taxcommission">www.nyc.gov/taxcommission</a>. You may also visit a Department of Finance business center (locations at <a href="http://www.nyc.gov/nopv">www.nyc.gov/nopv</a>). For more information, call 311.</p> <p><b>Deadline: March 1, 2019</b></p>

## PLEASE REVIEW: YOUR PROPERTY DETAILS

The Department of Finance has the following information on record for your property. Please review this information and inform us of any errors by filing a "Request to Update" form, available at [www.nyc.gov/nopv](http://www.nyc.gov/nopv) or by calling 311.

**Owner(s):** ALVIN PLUSH

**Building Class:** K1 (Store buildings)

**Borough:** 4 (Queens)

**Building Category:** K117

**Block:** 663

**Building Sub-Category:** 4

**Lot:** 8

**Number of Buildings:** 1

**Gross Square Footage:** 2,244

**Number of Stories:** 1.00

**Number of Residential Units:** 0

**Structure Type:** Lg Retail St

**Gross Residential Square Footage:** 0

**Grade:** C Grade

**Number of Commercial Units:** 1

**Construction Type:** Masonry

**Gross Commercial Square Footage:** 2,244

**Primary Zoning:** C4-2A

**Year Built:** 1925

## WHAT'S CHANGED: COMPARING TAX YEARS 2018-19 AND 2019-20

	Current Year (2018-19)	Next Year (2019-20)	Change
<b>Market Value</b>	\$926,000	\$763,000	-\$163,000
<b>Assessment Percentage</b>	45%	45%	- -
<b>Actual Assessed Value</b>	\$416,700	\$343,350	-\$73,350
<b>Transitional Assessed Value</b>	\$314,650	\$320,280	+\$5,630
<b>Exemption Value</b>	\$0	\$0	+\$0
<b>Taxable Value</b>	\$314,650	\$320,280	+\$5,630

- **Market value** is the Department of Finance's estimated value for your property.
- **Assessment percentage** is a fixed percentage of market value. For class 4 properties, it is 45%.
- **Actual assessed value** is calculated by multiplying your market value by the assessment percentage.
- Changes to your assessed value are phased in over a five-year period. The **transitional assessed value** represents the changes being phased in for the coming tax year.
- **Exemption value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive. The value shown above is your actual exemption value, but a transitional exemption value may be used to calculate your taxable value.
- **Taxable value** is the lower of the actual or transitional assessed value, minus the actual or transitional exemption value.

## HOMEOWNER TAX EXEMPTIONS

New York City offers tax breaks known as exemptions to seniors, veterans, clergy members, people with disabilities, and others. In addition to reducing your taxes, many exemptions can keep you out of the lien sale. See the enclosed sheet for more information about the lien sale.

The deadline to apply for homeowner exemptions is March 15, 2019. For more information, visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) or call 311.

New York State offers a STAR benefit that covers many homeowners and an Enhanced STAR benefit for seniors. If you applied with the state for the STAR or Enhanced STAR credit after March 15, 2015, the credit will not appear on this notice. Visit [www.tax.ny.gov/star](http://www.tax.ny.gov/star) for more information.

## COOP-CONDO TAX ABATEMENT

Owners of cooperative units and condominiums can receive an abatement that will help them save money on their property taxes. Your unit must be in an eligible building and it must be your primary residence.

Your managing agent or board of directors must apply on your behalf and certify that the unit is your primary residence. The deadline is February 15, 2019. Please contact your managing agent or board of directors with any questions.

If you need additional information, or if you do not have a managing agent, contact the Department of Finance at [www.nyc.gov/contactcoopabat](http://www.nyc.gov/contactcoopabat), or call 311.

## HOW TO GET HELP

### CONTACT THE DEPARTMENT OF FINANCE

If you have questions about any of the information in this notice, contact the New York City Department of Finance:

**Online:** [www.nyc.gov/nopv](http://www.nyc.gov/nopv)

**Phone:** Dial 311. (Outside NYC or for relay service, call 212-639-9675.)

**Mail:** NYC Department of Finance  
Correspondence Unit  
1 Centre St, 22nd Fl  
New York, NY 10007

**In Person:** Visit a DOF business center (locations at [www.nyc.gov/nopv](http://www.nyc.gov/nopv)) or attend a Department of Finance outreach event (details below).

### DEPARTMENT OF FINANCE OUTREACH EVENTS

Receive one-on-one help with your notice of property value. Call 311 or visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) to confirm dates and locations and find other events in your borough. Bring your NOPV to the event.

MORNING EVENTS (10 A.M. - 12 P.M.)	
<b>February 5</b> Bronx	Bronx Borough President's Office 851 Grand Concourse, Rotunda
<b>February 6</b> Manhattan	David N. Dinkins Municipal Building 1 Centre St, Mezzanine North
<b>February 7</b> Brooklyn	Brooklyn Borough Hall 209 Joralemon St
<b>February 12</b> Queens	Queens Borough Hall 120-55 Queens Blvd, Atrium
<b>February 14</b> Staten Island	Staten Island Borough Hall 10 Richmond Terrace, Room 125

EVENING EVENTS (5 - 7 P.M.)	
<b>February 13</b> Manhattan	David N. Dinkins Municipal Building 1 Centre St, Mezzanine North
<b>February 19</b> Brooklyn	Brooklyn Borough Hall 209 Joralemon St
<b>February 20</b> Queens	Queens Borough Hall 120-55 Queens Blvd, Atrium
<b>February 21</b> Bronx	Bronx Borough President's Office 851 Grand Concourse, Rotunda
<b>February 25</b> Staten Island	Staten Island Borough Hall 10 Richmond Terrace, Room 125

### OFFICE OF THE TAXPAYER ADVOCATE

If you have made a reasonable effort to resolve a tax issue with the Department of Finance but feel that you have not received a satisfactory response, the Office of the Taxpayer Advocate can help. For assistance, visit [www.nyc.gov/taxpayeradvocate](http://www.nyc.gov/taxpayeradvocate) and complete form DOF-911, "Request for Help from the Office of the Taxpayer Advocate."

**Email:** [DOFTaxpayerAdvocate@finance.nyc.gov](mailto:DOFTaxpayerAdvocate@finance.nyc.gov)

**Call:** 212-312-1800

**Mail:** NYC Office of the Taxpayer Advocate, 253 Broadway, 6th Floor, New York, NY 10007

If due to a disability you need an accommodation in order to apply for and receive a service or participate in a program offered by the Department of Finance, please contact the Disability Service Facilitator at [www.nyc.gov/contactdofeeo](http://www.nyc.gov/contactdofeeo) or by calling 311.