

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5074769120115019#

COLLEGE POINT GROCERY OWNERS LLC
132-01 20 AVENUE
FLUSHING NY 11356



JANUARY 15, 2012

OWNER NAME:
COLLEGE POINT GROCERY OWNERS LLC
1907 VENTURES, LLC

PROPERTY ADDRESS:

132-01 20 AVENUE

BOROUGH **BLOCK** **LOT**

QUEENS 4138 1

TAX CLASS: 4 **BUILDING CLASS:** K6

UNITS: 1 NON-RESIDENTIAL

	Current Tax Year 7/1/11 - 6/30/12	Change	Tax Year 2012/13 7/1/12 - 6/30/13
Market Value =	\$13,561,000	+\$420,000	\$13,981,000
Actual Assessed Value =	\$6,102,450	+\$189,000	\$6,291,450
Actual Exemption Value =	\$899,100	+\$0	\$899,100
Transitional Assessed Value =	\$5,564,490	+\$347,490	\$5,911,980
Transitional Exemption Value =	\$899,100	+\$0	\$899,100
Taxable Value =	\$4,665,390	+\$347,490	\$5,012,880
Exemption: ICIP IND/SPECIAL EX			

Market Value is Finance's estimate of your property's value.

Actual Assessed Value is determined by multiplying your property's market value by the **level of assessment of 45%**.

Exemption Value is the value of any actual or transitional exemptions currently in Finance's records.

Transitional Assessed Value reflects the phase-in of assessment changes as the law requires.

Taxable Value is the lower of actual or transitional assessed value less any applicable exemptions.

If you disagree with your property value:

You may file an Application for Correction of Assessed Value with the New York City Tax Commission no later than March 1, 2012.

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: 132-01 20 AVENUE

Borough: QUEENS

Block: 4138

Lot: 1

Building Class: K6 - Store buildings

Factors Used By Finance To Determine Market Value:

Structural Change to Your Property

As of January 5, 2012, our records show that there has been a structural change to your property due to:

Demolition New Construction ☒ Alteration

Finance used cost information to estimate part of the value for your property. We estimated costs using one or more of the following:

- Cost Information you provided to or gathered by the Department of Finance
- Cost Information that you submitted to the Buildings Department with a permit application

Finance included an increase of \$420,000 for this structural change when we estimated your market value.