

## NOTICE OF PROPERTY VALUE

#BWNFFBV  
#5570261140115012#

JANUARY 22, 2014

AVLON LLC  
4205 162ND ST  
FLUSHING NY 11358-4126

### What is This Notice?

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

### Property Description

Owner Name	AVLON LLC
Property Address	42-05 162 STREET
Borough-Block-Lot	QUEENS (4)-5393-117
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	\$315,000	+\$63,000	\$378,000
Effective Market Value	--	--	\$333,900
Level of Assessment	6%	--	6%
Assessed Value	\$18,900	+\$1,134	\$20,034
Exemption: None			

### 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 \$333,900.

### Questions?

Visit [nyc.gov/finance](http://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: 42-05 162 STREET

Borough: QUEENS

Building Class: S1 - Multi-use Residence

Block: 5393 Lot: 117

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:	R5B	Style:	1-3 Fam Res
Lot Frontage:	19.00ft	Exterior Wall:	N/A
Lot Depth:	50.00ft	Garage Type:	N/A
Lot Shape:	Regular	Construction Type:	Masonry
Lot Square Footage:	950	Residential Units:	1
Building Frontage:	19.00ft	Finished Sq. Footage:	1,686
Building Depth:	45.00ft	Unfinished Sq. Footage:	0
Year Built:	1930	Garage Sq. Footage:	0
Number of Buildings:	1	Commercial Units:	1
Exterior Condition:	N/A	Commercial Sq. Footage:	831
Story Height:	2.00		