

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5574946140115014#

JANUARY 22, 2014

SUSAN H NICHOLAS
17137 COURTNEY AVE
FLUSHING NY 11358-3811

What is This Notice?

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

Property Description

Owner Name	SUSAN H NICHOLAS
Property Address	171-37 COURTNEY AVENUE
Borough-Block-Lot	QUEENS (4)-5584-49
Tax Class	1 (Primarily one to three unit residential property)
Building Class	A1 (One-family dwelling)

Property Assessment

	July 1, 2013 thru June 30, 2014	Change	July 1, 2014 thru June 30, 2015
Market Value	\$504,000	+\$42,000	\$546,000
Effective Market Value	--	--	\$510,316
Level of Assessment	6%	--	6%
Assessed Value	\$28,887	+\$1,732	\$30,619

Exemption: Basic Star

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 \$510,316.

Questions?

Visit 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: 171-37 COURTNEY AVENUE

Borough: QUEENS

Building Class: A1 - One-family dwelling

Block: 5584 Lot: 49

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:	R2	Style:	Old Style
Lot Frontage:	28.00ft	Exterior Wall:	Combination
Lot Depth:	100.00ft	Garage Type:	N/A
Lot Shape:	Regular	Construction Type:	Frame
Lot Square Footage:	2,800	Residential Units:	1
Building Frontage:	18.00ft	Finished Sq. Footage:	1,800
Building Depth:	40.00ft	Unfinished Sq. Footage:	720
Year Built:	1940	Garage Sq. Footage:	200
Number of Buildings:	1	Commercial Units:	0
Exterior Condition:	Average	Commercial Sq. Footage:	0
Story Height:	2.50		