

NOTICE OF REVISED PROPERTY VALUE

#BWNFFBV
#4131928110428014#

FRIAS, JOHN P
171-31 103RD RD
JAMAICA NY 11433-1707



APRIL 28, 2011

OWNER NAME:
FRIAS, JOHN P

PROPERTY ADDRESS:
171-31 103 ROAD

BOROUGH **BLOCK** **LOT**
QUEENS 10228 27

TAX CLASS: 1 **BUILDING CLASS:** A1

UNITS: 1 RESIDENTIAL

	Tax Year 2011/12 As of January 15, 2011	Change	Tax Year 2011/12 Revised
--	--	--------	-----------------------------

Ten days from the date of this notice, the Commissioner of Finance will change the value of the property above as follows:

Market Value =	\$363,000	+\$0	\$363,000
Assessed Value =	\$14,230	+\$0	\$14,230
Exemption =	\$1,620	+\$4,270	\$5,890
Taxable Value =	\$12,610	-\$4,270	\$8,340

Exemption: VETERAN, BASIC STAR

"Taxable Value" is the assessed value, minus any applicable exemption(s).

Changes may occur because:

- We added the following exemption(s): VETERAN

Unless the Tax Commission changes your assessed value or exemption, this new taxable value will be used to determine your tax bill for this property.

If you have any questions about this notice, please call 311 for assistance. Outside the five boroughs, please call 212-639-9675.

THIS IS NOT A BILL

DETAILED VALUE INFORMATION

Property Address: 171-31 103 ROAD

Borough: QUEENS

Block: 10228

Lot: 27

Building Class: A1 - One-family dwelling

Market Value: Finance estimates that as of January 5, 2011, the market value for your property is \$363,000. We estimated your property's market value using the time trend method described below.

Time Trend Method - Finance estimated your property's market value by adjusting last year's value by the percent change in average sales prices over time.

For this type of property, sales prices in the borough of QUEENS decreased by an average of 0.46% since last year.

Finance adjusted last year's market value of \$365,000 by the decreased percentage in sales prices to arrive at an estimated value of \$363,000.