

## NOTICE OF PROPERTY VALUE

#BWNFFBV  
#5675390140115013#

JANUARY 22, 2014

MC FARLANE, SONIA E  
17131 108TH AVE  
JAMAICA NY 11433-2523

### What is This Notice?

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

### Property Description

Owner Name	MC FARLANE, SONIA E
Property Address	171-31 108 AVENUE
Borough-Block-Lot	QUEENS (4)-10247-108
Tax Class	1 (Primarily one to three unit residential property)
Building Class	B2 (Two-family dwelling)

### Property Assessment

	July 1, 2013 thru June 30, 2014	Change	July 1, 2014 thru June 30, 2015
Market Value	\$417,000	+\$77,000	\$494,000
Effective Market Value	--	--	\$316,016
Level of Assessment	6%	--	6%
Assessed Value	\$18,892	+\$69	\$18,961

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 \$316,016.

### 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: 171-31 108 AVENUE

Borough: QUEENS

Building Class: B2 - Two-family dwelling

Block: 10247 Lot: 108

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:	R4-1	Style:	Old Style
Lot Frontage:	40.00ft	Exterior Wall:	Masonry
Lot Depth:	114.00ft	Garage Type:	N/A
Lot Shape:	Irregular	Construction Type:	Frame
Lot Square Footage:	4,414	Residential Units:	2
Building Frontage:	24.00ft	Finished Sq. Footage:	2,370
Building Depth:	57.00ft	Unfinished Sq. Footage:	1,554
Year Built:	1930	Garage Sq. Footage:	0
Number of Buildings:	1	Commercial Units:	0
Exterior Condition:	Average	Commercial Sq. Footage:	0
Story Height:	2.50		