

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5738700140115018#

JANUARY 15, 2014

PEULOS, KEREN
22412 FRANCIS LEWIS BLVD
JAMAICA NY 11411-2137

What is This Notice?

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

Property Description

Owner Name	PEULOS, KEREN
Property Address	224-12 FRANCIS LEWIS BLVD
Borough-Block-Lot	QUEENS (4)-12825-111
Tax Class	1 (Primarily one to three unit residential property)
Building Class	A2 (One-family dwelling)

Property Assessment

	July 1, 2013 thru June 30, 2014	Change	July 1, 2014 thru June 30, 2015
Market Value	\$307,000	+\$30,000	\$337,000
Effective Market Value	--	--	\$315,716
Level of Assessment	6%	--	6%
Assessed Value	\$17,871	+\$1,072	\$18,943
Exemption: Religious-School			

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 \$315,716.

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: 224-12 FRANCIS LEWIS BLVD

Borough: QUEENS

Building Class: A2 - One-family dwelling

Block: 12825 Lot: 111

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:	R2A	Style:	Cape Cod
Lot Frontage:	51.00ft	Exterior Wall:	Aluminum/Vinyl
Lot Depth:	79.50ft	Garage Type:	N/A
Lot Shape:	Irregular	Construction Type:	Frame
Lot Square Footage:	4,108	Residential Units:	1
Building Frontage:	31.00ft	Finished Sq. Footage:	1,008
Building Depth:	26.00ft	Unfinished Sq. Footage:	806
Year Built:	1950	Garage Sq. Footage:	0
Number of Buildings:	1	Commercial Units:	0
Exterior Condition:	Average	Commercial Sq. Footage:	0
Story Height:	1.50		