

NOTICE OF PROPERTY VALUE

#BWNFFBV
#4780777100115014#

OWNER/AGENT
6904 CORAL REEF WAY
FAR ROCKAWAY NY 11692-2018



JANUARY 15, 2010

OWNER NAME:

NOT ON FILE

PROPERTY ADDRESS:

6904 CORAL REEF WAY

BOROUGH

QUEENS

TAX CLASS: 1

UNITS: 2 RESIDENTIAL

BLOCK

16092

LOT

57

Current Tax Year 7/1/09 - 6/30/10	Change	Tax Year 2010/11 7/1/10 - 6/30/11
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Every year the Department of Finance notifies you of your property's value and describes how we arrived at that value. The Department of Finance estimated the value of your property as follows:

Market Value =	\$773,937	+\$19,063	\$793,000
Effective Market Value =	--	--	\$680,416
Assessed Value =	\$40,097	+\$728	\$40,825
Exemption Value =	\$31,892	+\$240	\$32,132
Taxable Value =	\$8,205	+\$488	\$8,693

Exemption: BASIC STAR, URBAN DEV. ACT PROJ.

Market Value: Finance **estimated** your market value for 1-5 family homes based on recent comparable sales; for 6-10 unit properties we use the income you receive or could receive.

Effective Market Value: Is the value on which your taxes are based. The effective market value of \$680,416 was calculated by taking the assessed value of \$40,825 and dividing it by 6% (.06).

Assessed Value: Finance multiplied your property's market value by 6% for 1-3 family homes and by 45% for 4-10 unit homes to determine the assessed value. However, your assessed value may be lower than 6% or 45% of your market value because by law your assessed value cannot increase more than 6% per year and 20% over five years for 1-3 family homes. For 4-10 family homes your assessed value cannot increase more than 8% per year and 30% over five years.

Exemption Value: Is the value of any exemption currently on Finance's records.

Taxable Value: Is equal to the assessed value less any exemptions.

"What To Do If You Believe Your Property Characteristics Are Wrong": Finance may have incorrect information about the property (e.g., square footage, style, etc.). Owners of 1-3 family properties must complete the Request to Update Property Data form and owners of 4-10 family properties must complete the Request for Review of Property Tax Assessment form. Forms are available at nyc.gov/finance or call 311 for assistance. Outside of the five boroughs, please call 212-639-9675.

"What To Do If You Believe Your Market Value Is Wrong": Complete the Request for Review of Property Value form found at nyc.gov/finance. Please note that an incorrect market value might not result in a lower assessment. **Your Market Value must fall below \$680,416 to impact your assessed value.**

"What To Do If You Believe Your Assessed Or Exempt Value Is Wrong Or You Have Been Denied An Exemption": You may file a protest with the NYC Tax Commission. The deadline for you to file is **March 15, 2010**. Visit the NYC Tax Commission website at nyc.gov/html/taxcomm or call 311 for more information.

In calendar year 2009, the Department of Finance received \$1,125.04 in property taxes for this property.

FOR DETAILED INFORMATION ON HOW FINANCE VALUED THIS PROPERTY,

PLEASE SEE THE BACK OF THIS NOTICE

THIS IS NOT A BILL

DETAILED VALUE INFORMATION

Property Address: 6904 CORAL REEF WAY

Borough: QUEENS

Block: 16092

Lot: 57

Building Class: B2 - Two-family dwelling

Market Value: Finance estimates that as of January 5, 2010, the market value for your property is \$793,000. 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 increased by an average of 2.50% since last year.

Finance adjusted last year's market value of \$773,937 by the increased percentage in sales prices to arrive at an estimated value of \$793,000.