

## NOTICE OF PROPERTY VALUE

#BWNFFBV  
#437098113021101#

JANUARY 15, 2013

MBAYANG FALL  
41 SHERMAN AVE  
STATEN ISLAND NY 10301-2301



### What is This Notice?

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

### Property Description

Owner Name	MBAYANG FALL
Property Address	41 SHERMAN AVENUE
Borough-Block-Lot	STATEN ISL (5)-26-5
Tax Class	1 (One-To Three-Unit Residential Property And Some Vacant Land)
Building Class	B3 (Two-Family Dwelling)

### Property Assessment

	July 1, 2012 thru June 30, 2013	Change	July 1, 2013 thru June 30, 2014
Market Value	\$382,000	-\$1,000	\$381,000
Effective Market Value	--	--	\$297,200
Level of Assessment	6%	--	6%
Assessed Value	\$17,696	+\$136	\$17,832

Exemption: Basic Star

### Important Information

**If you disagree with the property value**, you may appeal to the NYC Tax Commission no later than **March 15, 2013**. 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 \$297,200.

### Hurricane Sandy Damage

We adjusted property values due to Hurricane Sandy where applicable. Please read the Hurricane Sandy insert enclosed with this letter for directions on what to do if you feel that we did not capture your hurricane damage correctly.

### 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: 41 SHERMAN AVENUE

Borough: STATEN ISL

Block: 26 Lot: 5

Building Class: B3 - Two-family dwelling

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.

Zoning:	R3A	Style:	Old Style
Lot Frontage:	50.00ft	Exterior Wall:	Composition
Lot Depth:	110.00ft	Garage Type:	N/A
Lot Shape:	Regular	Residential Units:	2
Lot Square Footage:	5,500	Finished Sq. Footage:	2,884
Commercial Units:	N/A	Commercial Sq. Ftg:	N/A
Story Height:	2.50	Garage Sq. Footage:	N/A
Building Frontage:	30.00ft	Unfinished Sq. Ftg:	1,112
Building Depth:	36.00ft	Neighborhood Type:	Residential
Construction Type:	Frame		
Year Built:	1899		
Exterior Condition:	Average		