

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5803291140115018#

JANUARY 15, 2014

THERESA ESPOSITO
190 ELVIN ST
STATEN ISLAND NY 10314-5302

What is This Notice?

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

Property Description

| | |
|-------------------|--|
| Owner Name | THERESA ESPOSITO |
| Property Address | 190 ELVIN STREET |
| Borough-Block-Lot | STATEN ISL (5)-752-109 |
| 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 | \$472,000 | +\$28,000 | \$500,000 |
| Effective Market Value | -- | -- | \$414,716 |
| Level of Assessment | 6% | -- | 6% |
| Assessed Value | \$24,883 | +\$0 | \$24,883 |

Exemption: Senior Citizen, Enhanced 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 \$414,716.

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: 190 ELVIN STREET

Borough: STATEN ISL

Building Class: A2 - One-family dwelling

Block: 752 Lot: 109

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: | R3X | Style: | Ranch |
| Lot Frontage: | 45.00ft | Exterior Wall: | Aluminum/Vinyl |
| Lot Depth: | 120.00ft | Garage Type: | N/A |
| Lot Shape: | Regular | Construction Type: | Frame |
| Lot Square Footage: | 5,400 | Residential Units: | 1 |
| Building Frontage: | 25.00ft | Finished Sq. Footage: | 2,224 |
| Building Depth: | 38.00ft | Unfinished Sq. Footage: | 0 |
| Year Built: | 1955 | Garage Sq. Footage: | 0 |
| Number of Buildings: | 1 | Commercial Units: | 0 |
| Exterior Condition: | Average | Commercial Sq. Footage: | 0 |
| Story Height: | 1.00 | | |