

## NOTICE OF PROPERTY VALUE

#BWNFFBV  
#442285513021101#

JANUARY 15, 2013

MILLER ADAM C  
155 BRIDGETOWN ST  
STATEN ISLAND NY 10314-6006



### What is This Notice?

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

### Property Description

|                   |   |
|-------------------|---|
| Owner Name        | MILLER ADAM C   |
| Property Address  | 155 BRIDGETOWN STREET   |
| Borough-Block-Lot | STATEN ISL (5)-2398-100   |
| Tax Class         | 1 (One-To Three-Unit Residential Property And Some Vacant Land) |
| Building Class    | B2 (Two-Family Dwelling)  |

### Property Assessment

|                        | July 1, 2012 thru<br>June 30, 2013 | Change    | July 1, 2013 thru<br>June 30, 2014 |
|------------------------|------------------------------------|-----------|------------------------------------|
| Market Value           | \$587,000                          | -\$13,000 | \$574,000                          |
| Effective Market Value | --                                 | --        | \$506,866                          |
| Level of Assessment    | 6%                                 | --        | 6%                                 |
| Assessed Value         | \$29,582                           | +\$830    | \$30,412                           |

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 \$506,866.

### 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: 155 BRIDGETOWN STREET

Borough: STATEN ISL

Block: 2398 Lot: 100

Building Class: B2 - 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: R3X  
Lot Frontage: 42.00ft  
Lot Depth: 100.00ft  
Lot Shape: Regular  
Lot Square Footage: 4,200  
Commercial Units: N/A  
Story Height: 2.00  
Building Frontage: 27.00ft  
Building Depth: 54.00ft  
Construction Type: Frame  
Year Built: 1970  
Exterior Condition: Average

Style: Conventional  
Exterior Wall: Composition  
Garage Type: Built-In Garage  
Residential Units: 2  
Finished Sq. Footage: 2,108  
Commercial Sq. Ftg: N/A  
Garage Sq. Footage: 200  
Unfinished Sq. Ftg: 200  
Neighborhood Type: Residential