

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5391590120115015#

GIOVANNI MARANZANO
248 WEED AVE
STATEN ISLAND NY 10306-4771



JANUARY 15, 2012

OWNER NAME:
GIOVANNI MARANZANO

PROPERTY ADDRESS:
248 WEED AVENUE

BOROUGH **BLOCK** **LOT**
STATEN ISL 4055 27
TAX CLASS: 1 **BUILDING CLASS:** B1
UNITS: 2 RESIDENTIAL

	Current Tax Year 7/1/11 - 6/30/12	Change	Tax Year 2012/13 7/1/12 - 6/30/13
Market Value =	\$421,000	+\$20,000	\$441,000
Effective Market Value =	--	--	\$441,000
Assessed Value =	\$25,260	+\$1,200	\$26,460
Exemption Value =	\$3,480	+\$0	\$3,480
Taxable Value =	\$21,780	+\$1,200	\$22,980
Exemption: ENHANCED STAR			

Market Value is Finance's estimate of your property's value.

Effective Market Value is calculated by dividing the assessed value by the level of assessment. This value reflects limitations on assessment increases as required by state law.

Assessed Value is calculated by multiplying the market value by the class one **level of assessment**, 6%, but may be less because assessment increases for class one properties are limited as required by state law. Assessment increases for class one properties may not exceed 6% per year and 20% over any five-year period.

Exemption Value is the value of any exemptions currently in Finance's records.

Taxable Value is the assessed value less any applicable exemptions.

If you disagree with your property value:

You may file an Application for Correction of Assessed Value with the New York City Tax Commission no later than March 15, 2012. However, your assessed value will not be reduced unless you can demonstrate that the value of your property is less than the Effective Market Value of \$441,000.

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: 248 WEED AVENUE

Borough: STATEN ISL

Block: 4055

Lot: 27

Building Class: B1 - 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:	R3-1
Lot Frontage:	45.00ft
Lot Depth:	97.00ft
Lot Shape:	Regular
Lot Square Footage:	4,365
Commercial Units:	N/A
Story Height:	2.00
Building Frontage:	27.00ft
Building Depth:	48.00ft
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:	1,552
Commercial Sq. Ftg:	N/A
Garage Sq. Footage:	200
Unfinished Sq. Ftg:	1,064
Neighborhood Type:	Residential