

NOTICE OF PROPERTY VALUE

#BWNFFBV
#5396340120115010#

FRANK BENINATI
155 AMBER ST
STATEN ISLAND NY 10306-1821



JANUARY 15, 2012

OWNER NAME:
FRANK BENINATI
BENINATI ROSEMARIE

PROPERTY ADDRESS:
155 AMBER STREET

BOROUGH **BLOCK** **LOT**
STATEN ISL 4376 18
TAX CLASS: 1 **BUILDING CLASS:** A1
UNITS: 1 RESIDENTIAL

	Current Tax Year 7/1/11 - 6/30/12	Change	Tax Year 2012/13 7/1/12 - 6/30/13
Market Value =	\$515,000	-\$60,000	\$455,000
Effective Market Value =	--	--	\$445,333
Assessed Value =	\$25,780	+\$940	\$26,720
Exemption Value =	\$9,925	+\$235	\$10,160
Taxable Value =	\$15,855	+\$705	\$16,560
Exemption: VETERAN, 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 \$445,333.

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: 155 AMBER STREET

Borough: STATEN ISL

Block: 4376

Lot: 18

Building Class: A1 - One-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:	R2	Style:	Conventional
Lot Frontage:	46.00ft	Exterior Wall:	Wood
Lot Depth:	101.58ft	Garage Type:	N/A
Lot Shape:	Regular	Residential Units:	1
Lot Square Footage:	4,673	Finished Sq. Footage:	1,352
Commercial Units:	N/A	Commercial Sq. Ftg:	N/A
Story Height:	2.00	Garage Sq. Footage:	N/A
Building Frontage:	26.00ft	Unfinished Sq. Ftg:	676
Building Depth:	26.00ft	Neighborhood Type:	Residential
Construction Type:	Frame		
Year Built:	1965		
Exterior Condition:	Average		