

## NOTICE OF PROPERTY VALUE

#BWNFFBV  
#446504313021101#

JANUARY 15, 2013

MILAZZO, JOSEPH  
282 THORNYCROFT AVE  
STATEN ISLAND NY 10312-5626



### What is This Notice?

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

### Property Description

Owner Name	MILAZZO, JOSEPH MILAZZO, JEANINE
Property Address	282 THORNYCROFT AVENUE
Borough-Block-Lot	STATEN ISL (5)-5267-45
Tax Class	1 (One-To Three-Unit Residential Property And Some Vacant Land)
Building Class	A1 (One-Family Dwelling)

### Property Assessment

	July 1, 2012 thru June 30, 2013	Change	July 1, 2013 thru June 30, 2014
Market Value	\$470,000	-\$37,000	\$433,000
Effective Market Value	--	--	\$416,533
Level of Assessment	6%	--	6%
Assessed Value	\$24,804	+\$188	\$24,992

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 \$416,533.

### 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: 282 THORNYCROFT AVENUE

Borough: STATEN ISL

Block: 5267 Lot: 45

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: R3A  
Lot Frontage: 50.00ft  
Lot Depth: 100.00ft  
Lot Shape: Regular  
Lot Square Footage: 5,000  
Commercial Units: N/A  
Story Height: 1.67  
Building Frontage: 35.00ft  
Building Depth: 26.00ft  
Construction Type: Frame  
Year Built: 1965  
Exterior Condition: Average

Style: Cape Cod  
Exterior Wall: Aluminum/Vinyl  
Garage Type: N/A  
Residential Units: 1  
Finished Sq. Footage: 1,563  
Commercial Sq. Ftg: N/A  
Garage Sq. Footage: N/A  
Unfinished Sq. Ftg: 864  
Neighborhood Type: Residential