

NOTICE OF PROPERTY VALUE

#BWNFFBV
#448455713021101#

JANUARY 15, 2013

EARL LYNGSTAD
78 SEIDMAN AVE
STATEN ISLAND NY 10312-5025



What is This Notice?

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

Property Description

Owner Name	EARL LYNGSTAD
Property Address	6 DOWNES AVENUE
Borough-Block-Lot	STATEN ISL (5)-6251-94
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	\$563,000	+\$15,000	\$578,000
Effective Market Value	--	--	\$562,450
Level of Assessment	6%	--	6%
Assessed Value	\$32,754	+\$993	\$33,747

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 \$562,450.

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 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: 6 DOWNES AVENUE

Borough: STATEN ISL

Block: 6251 Lot: 94

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:	R3X
Lot Frontage:	40.00ft
Lot Depth:	99.00ft
Lot Shape:	Regular
Lot Square Footage:	3,960
Commercial Units:	N/A
Story Height:	2.00
Building Frontage:	25.00ft
Building Depth:	48.00ft
Construction Type:	Frame
Year Built:	1992
Exterior Condition:	Average

Style:	Conventional
Exterior Wall:	Aluminum/Vinyl
Garage Type:	Built-In Garage
Residential Units:	1
Finished Sq. Footage:	2,536
Commercial Sq. Ftg:	N/A
Garage Sq. Footage:	200
Unfinished Sq. Ftg:	700
Neighborhood Type:	N/A