

# NOTICE OF PROPERTY VALUE

#BWNFFBV  
#4905087100115018#

MICHAEL C MOTTO  
131 S GOFF AVE  
STATEN ISLAND NY 10309-3417



JANUARY 15, 2010

**OWNER NAME:**  
MICHAEL C MOTTO  
ANNIE M MOTTO

**PROPERTY ADDRESS:**

131 SOUTH GOFF AVENUE

<b>BOROUGH</b>	<b>BLOCK</b>	<b>LOT</b>
STATEN ISL	6789	109

**TAX CLASS:** 1

**UNITS:** 2 RESIDENTIAL

Current Tax Year 7/1/09 - 6/30/10	Change	Tax Year 2010/11 7/1/10 - 6/30/11
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Every year the Department of Finance notifies you of your property's value and describes how we arrived at that value. The Department of Finance estimated the value of your property as follows:

Market Value =	\$950,000	-\$122,000	\$828,000
Effective Market Value =	--	--	\$828,000
Assessed Value =	\$56,866	-\$7,186	\$49,680
Exemption Value =	\$1,380	+\$240	\$1,620
Taxable Value =	\$55,486	-\$7,426	\$48,060

Exemption: BASIC STAR

**Market Value:** Finance **estimated** your market value for 1-5 family homes based on recent comparable sales; for 6-10 unit properties we use the income you receive or could receive.

**Effective Market Value:** Is the value on which your taxes are based. The effective market value of \$828,000 was calculated by taking the assessed value of \$49,680 and dividing it by 6% (.06).

**Assessed Value:** Finance multiplied your property's market value by 6% for 1-3 family homes and by 45% for 4-10 unit homes to determine the assessed value. However, your assessed value may be lower than 6% or 45% of your market value because by law your assessed value cannot increase more than 6% per year and 20% over five years for 1-3 family homes. For 4-10 family homes your assessed value cannot increase more than 8% per year and 30% over five years.

**Exemption Value:** Is the value of any exemption currently on Finance's records.

**Taxable Value:** Is equal to the assessed value less any exemptions.

**"What To Do If You Believe Your Property Characteristics Are Wrong":** Finance may have incorrect information about the property (e.g., square footage, style, etc.). Owners of 1-3 family properties must complete the Request to Update Property Data form and owners of 4-10 family properties must complete the Request for Review of Property Tax Assessment form. Forms are available at nyc.gov/finance or call 311 for assistance. Outside of the five boroughs, please call 212-639-9675.

**"What To Do If You Believe Your Market Value Is Wrong":** Complete the Request for Review of Property Value form found at nyc.gov/finance. Please note that an incorrect market value might not result in a lower assessment. **Your Market Value must fall below \$828,000 to impact your assessed value.**

**"What To Do If You Believe Your Assessed Or Exempt Value Is Wrong Or You Have Been Denied An Exemption":** You may file a protest with the NYC Tax Commission. The deadline for you to file is **March 15, 2010**. Visit the NYC Tax Commission website at nyc.gov/html/taxcomm or call 311 for more information.

In calendar year 2009, the Department of Finance received \$10,355.01 in property taxes for this property.

**THIS IS NOT A BILL**