NOTICE OF PROPERTY VALUE
Tax Year 2020-21
(This is not a bill.)

#340123920010901#
HOFFMANN, MARK
501 W. 120TH ST. APT. 8W
NEW YORK NY 10027-6627

January 15, 2020
Owner
HOFFMANN, MARK

Property Address
331 WEST 250 STREET
Borough: 2  Block: 5829  Lot: 3601
Tax Class: 1  Building Class: A3  Units: 1 Residential

YOUR NOTICE OF PROPERTY VALUE (NOPV) AT A GLANCE

2020-21 Market Value: $2,443,000
2020-21 Assessed Value: $100,284
Your property tax exemptions: None

See below for an estimate of your 2020-21 property tax.

WHAT IS THIS NOTICE?
This is your annual notice of property value, or NOPV. It is not a bill, and no payment is required. This notice will:

• Inform you of the assessed value of your property for tax year 2020-21, and tell you how to challenge it if you believe there is a mistake.
• Explain how property taxes are calculated.
• Provide an estimate of your property tax for tax year 2020-21.

Please keep a copy of this notice with your records. You may also view your NOPV and property tax bills online at www.nyc.gov/nopv.

ESTIMATED 2020-21 PROPERTY TAX
We cannot calculate your 2020-21 property tax until the new tax rate is established by the city council. Until then, you will pay the 2019-20 rate. Many factors influence the amount you will owe, including the value of any exemptions you receive. See page two for details about how property tax is calculated.

The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 21.167%. This table is provided for informational purposes only; the actual amount you owe may differ, depending on the 2020-21 tax rate and the value of your exemptions and abatements.

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxable Value</th>
<th>Tax Rate</th>
<th>Estimated Property Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020-21</td>
<td>$100,284</td>
<td>0.21167</td>
<td>$21,227.11</td>
</tr>
</tbody>
</table>

To learn more, visit www.nyc.gov/nopv
ABOUT YOUR PROPERTY TAXES

Property taxes are determined using a complex formula that takes into account many different amounts and calculations. Visit www.nyc.gov/nopv for more information about property valuation and taxation.

First, we estimate the **Market Value** of your property.  

| **MARKET VALUE** | $2,443,000 |

We start by looking at the selling prices of properties in your neighborhood with characteristics similar to those in the description of your property that appears on page three of this notice. We then use statistical analysis to determine your market value.

Next, we determine the **Assessed Value** of your property.

| **ASSESSED VALUE** | $100,284 |

We multiply your market value by an assessment ratio to determine the assessed value of your property. The assessment ratio for properties in tax class 1 is 6% for 2020-21; this is the maximum percentage of market value at which your assessed value can be set. However, there are caps on how much your property’s assessed value can increase. Under state law, your assessed value cannot increase more than 6% per year or 20% over five years, regardless of increases to your property’s market value, unless the increases are due to construction or renovations.

From there we are able to determine your **Effective Market Value**.

| **EFFECTIVE MARKET VALUE** | $1,671,400 |

After applying the legal caps on your assessed value, we are able to determine your effective market value, which is the market value you are “effectively” paying taxes on. The effective market value is computed by dividing your assessed value by 6%. This number will be important should you choose to challenge our determination of your market value, as your property tax will not go down unless you can prove that your market value should be lower than the effective market value.

Next we subtract the value of any **Exemptions** you receive.

| **EXEMPTIONS** | $0 |

If you receive any exemptions, we subtract their value - your exemption value - from your property’s assessed value. Your exemption value is used to calculate your taxable value (see below); it is not the dollar amount that you will save on your property taxes.

The result is your **TAXABLE VALUE**.

| **TAXABLE VALUE** | $100,284 |

After subtracting the value of any exemptions you receive, we arrive at your property’s taxable value. The amount you owe in property taxes is determined by applying the city’s property tax rate, which is currently 21.167%, to your taxable value. Any abatements that you receive are then applied to reduce your tax bill.

How You Will Be Billed:

Property tax bills are mailed quarterly for properties with an assessed value of $250,000 or less and semiannually for properties assessed at more than $250,000. If you pay your property taxes through a bank, mortgage servicing company, or co-op board, you will not receive a bill from the Department of Finance unless you are responsible for other charges, such as sidewalk or emergency repair charges.

### WHAT TO DO IF YOU DISAGREE WITH THESE VALUES

| **Challenge Your Market Value** with the Department of Finance | **Challenge Your Assessed Value** with the New York City Tax Commission |

If you believe the Department of Finance has made an error in determining your market value, you may submit a “Request for Review” form. The form is available at www.nyc.gov/nopv, or by calling 311.

Many property owners consider requesting review of their market value in hopes of reducing their property tax. However, your property tax will not go down unless you can prove that the market value should be lower than the effective market value.

**Deadline: March 16, 2020**

You have the right to challenge your assessed value by appealing to the New York City Tax Commission, an independent agency that is separate from the Department of Finance. The Tax Commission has the authority to reduce your property’s assessed value, change its tax class, and adjust your tax exemptions. The Tax Commission cannot change your market value, property description, or building class.

Your application must be received by the filing deadline. To access Tax Commission appeal forms, visit www.nyc.gov/taxcommission. You may also visit a Department of Finance business center (locations at www.nyc.gov/nopv). For more information, call 311.

**Deadline: March 16, 2020**
PLEASEREVIEW:YOURPROPERTYDETAILS

TheDepartmentofFinancehasthefollowinginformationonrecordforyourproperty.Please review this information and inform us of any errors by filing a "Request to Update" form, available ata www.nyc.gov/nopv or by calling 311.

Owner(s):HOFFMANN,MARK

Borough:2(Bronx)
Block:5829
Lot:3601

Current Year (2019-20)Next Year (2020-21)Change
Market Value $1,969,000 $2,443,000 +$474,000
Assessment Percentage 6% 6% --
Assessed Value $94,608 $100,284 +$5,676
Effective Market Value $1,576,800 $1,671,400 +$94,600
Exemption Value $0 $0 +$0
Taxable Value $94,608 $100,284 +$5,676

WHAT'S CHANGED: COMPARING TAX YEARS 2019-20 AND 2020-21

- **Market value** is the Department of Finance’s estimated value for your property.
- **Assessment percentage** is a fixed percentage of market value. For class 1 properties, it is 6%.
- **Assessed value** is calculated by multiplying your market value by the assessment percentage. Your assessed value is subject to caps which limit how much it can increase each year.
- **Effective market value** is calculated by dividing the assessed value by the assessment percentage.
- **Exemption value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive.
- **Taxable value** is the assessed value minus the exemption value.

HOMEOWNER TAX EXEMPTIONS

New York City offers tax breaks known as exemptions to seniors, veterans, clergy members, people with disabilities, and others. In addition to reducing your taxes, many exemptions can keep you out of the lien sale. See the enclosed sheet for more information about the lien sale.

The deadline to apply for homeowner exemptions is March 16, 2020. For more information, visit www.nyc.gov/nopv or call 311.

New York State offers a STAR benefit that covers many homeowners and an Enhanced STAR benefit for seniors. If you applied with the state for the STAR or Enhanced STAR credit after March 15, 2015, the credit will not appear on this notice. Visit www.tax.ny.gov/star for more information.

COOP-CONDO TAX ABATEMENT

Owners of cooperative and condominium units can receive an abatement that will help them save money on their property taxes. Your unit must be in an eligible building and it must be your primary residence.

Your managing agent or board of directors must apply on your behalf and certify that the unit is your primary residence. The deadline is February 18, 2020. Please contact your managing agent or board of directors with any questions.

If you need additional information, or if you do not have a managing agent, contact the Department of Finance at www.nyc.gov/contactcoopabat, or call 311.
HOW TO GET HELP

CONTACT THE DEPARTMENT OF FINANCE

If you have questions about any of the information in this notice, contact the New York City Department of Finance:

Online: www.nyc.gov/nopv

Phone: Dial 311. (Outside NYC or for relay service, call 212-639-9675.)

Mail: NYC Department of Finance
Correspondence Unit
1 Centre St, 22nd Fl
New York, NY 10007

In Person: Visit a DOF business center (locations at www.nyc.gov/nopv) or attend a Department of Finance outreach event (details below).

DEPARTMENT OF FINANCE OUTREACH EVENTS

Receive one-on-one help with your notice of property value. Call 311 or visit www.nyc.gov/nopv to confirm dates and locations and find other events in your borough. Bring your NOPV to the event.

<table>
<thead>
<tr>
<th>MORNING EVENTS (10 A.M. - 12 P.M.)</th>
<th>EVENING EVENTS (5 - 7 P.M.)</th>
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<tbody>
<tr>
<td>February 4 Bronx</td>
<td>February 13 Manhattan</td>
</tr>
<tr>
<td>Bronx Borough Hall</td>
<td>David N. Dinkins Municipal Building</td>
</tr>
<tr>
<td>851 Grand Concourse, Rotunda</td>
<td>1 Centre St, Mezzanine North</td>
</tr>
<tr>
<td>February 5 Manhattan</td>
<td>February 24 Brooklyn</td>
</tr>
<tr>
<td>Manhattan</td>
<td>Brooklyn Borough Hall</td>
</tr>
<tr>
<td>David N. Dinkins Municipal Building</td>
<td>209 Joralemon St, Community Room</td>
</tr>
<tr>
<td>1 Centre St, Mezzanine North</td>
<td>February 25 Bronx</td>
</tr>
<tr>
<td>February 6 Staten Island</td>
<td>Bronx Borough Hall</td>
</tr>
<tr>
<td>Staten Island Borough Hall</td>
<td>851 Grand Concourse, Rotunda</td>
</tr>
<tr>
<td>10 Richmond Terrace, Room 125</td>
<td>February 26 Staten Island</td>
</tr>
<tr>
<td>February 11 Queens</td>
<td>Staten Island Borough Hall</td>
</tr>
<tr>
<td>Queens</td>
<td>10 Richmond Terrace, Room 125</td>
</tr>
<tr>
<td>Queens Borough Hall</td>
<td>February 26 Staten Island</td>
</tr>
<tr>
<td>120-55 Queens Blvd, Atrium</td>
<td>Staten Island Borough Hall</td>
</tr>
<tr>
<td>February 12 Brooklyn</td>
<td>10 Richmond Terrace, Room 125</td>
</tr>
<tr>
<td>Brooklyn</td>
<td>February 27 Queens</td>
</tr>
<tr>
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OFFICE OF THE TAXPAYER ADVOCATE

If you have made a reasonable effort to resolve a tax issue with the Department of Finance but feel that you have not received a satisfactory response, the Office of the Taxpayer Advocate can help. For assistance, visit www.nyc.gov/taxpayeradvocate and complete form DOF-911, "Request for Help from the Office of the Taxpayer Advocate."

Phone: Dial 311. (Outside NYC or for relay service, call 212-639-9675.)

Mail: NYC Office of the Taxpayer Advocate, 375 Pearl Street, 26th Floor, New York, NY 10038

If due to a disability you need an accommodation in order to apply for and receive a service or participate in a program offered by the Department of Finance, please contact the Disability Service Facilitator at www.nyc.gov/contactdofeeo or by calling 311.