



# IMPORTANT INFORMATION ABOUT YOUR PROPERTY

## REVISED NOTICE OF PROPERTY VALUE

#496952620051401#

May 22, 2020

SNA CB 2018 HOUSING DEVELOPMENT FUND COMPANY INC.  
C/O: ST. NICKS ALLIANCE CORP  
2 KINGSLAND AVE. FL. 1  
BROOKLYN NY 11211-1695

**Owner**  
SNA CB 2018 HOUSING DEVELOPMENT FUND  
COMPANY INC

**Property Address**  
2245 STRAUSS STREET

**Borough:** 3 **Block:** 3597 **Lot:** 9

**Tax Class:** 2A **Building Class:** C3 **Units:** 4 Residential

**THIS IS NOT A BILL.** This notice gives you revised information about how the New York City Department of Finance values your property.

### Property Assessment

For Tax Year 2020/2021	January 15, 2020 Property Value	Change	Revised Notice of Property Value
Market Value	\$354,000	+\$0	\$354,000
Assessment Percentage	45%	--	45%
Assessed Value	\$73,121	+\$0	\$73,121
Effective Market Value	--	--	\$162,491
Exemption Value	\$23,913	+\$6,073	\$29,986
Taxable Value	\$49,208	-\$6,073	\$43,135

Exemption: J-51 ALTERATION

### Definitions

**Market Value** is the estimated value for 4-10 unit properties based on the income you receive or could receive from renting these properties.

**Assessment Percentage** is a fixed percentage of Market Value that is set by law. For class 2 properties, it is 45%.

**Assessed Value (AV)** is calculated by multiplying your Market Value by the Assessment Percentage. A cap on AV imposed by New York State law can affect your Assessed Value. Your AV cannot increase more than 8% a year or 30% over five years unless you have made a physical change to your building.

**Effective Market Value** is calculated by dividing the AV by the Assessment Percentage. Your Effective Market Value of \$162,491 is calculated by taking the AV of \$73,121 and dividing it by 45% (.45).

**Exemption Value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive. This value is subject to change. If you recently applied for exemptions, they may not be listed. For more information about exemptions, visit [nyc.gov/ownerexemption](http://nyc.gov/ownerexemption) or contact 311.

**Taxable Value** is the Assessed Value minus the Exemption Value.

**Estimate your property taxes** for 2020/21 by multiplying your Taxable Value by the current tax rate, and then subtract abatements. The result will be an estimate of your property taxes for 2020/21.

### Why Were There Changes?

We adjusted the market value of this property.



**Department of Finance**

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### Important Information

Unless the Tax Commission changes your Assessed Value or exemption, these new values will be used to determine your tax bill for this property. If this notice shows an increase in the Assessed Value, you can file a Tax Commission application for correction. The deadline for filing is 20 days from the date of this notice.

If you have tried to resolve an issue through normal Department of Finance channels and feel it has not been settled, you may contact the Taxpayer Advocate at: [www.nyc.gov/taxpayeradvocate](http://www.nyc.gov/taxpayeradvocate), or by calling 311.

### Questions?

Visit [nyc.gov/nopv](http://nyc.gov/nopv) or call 311 for more information.