

## REVISED NOTICE OF PROPERTY VALUE

#459776320031001#

March 20, 2020

ASTER GARDEN LLC  
5615 228TH ST.  
BAYSIDE NY 11364-2029

**Owner**  
ASTER GARDEN LLC

**Property Address**  
2491 OCEAN AVENUE

**Borough:** 3 **Block:** 7325 **Lot:** 67

**Tax Class:** 2B **Building Class:** D1 **Units:** 10 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	\$1,974,000	-\$561,000	\$1,413,000
Assessment Percentage	45%	--	45%
Assessed Value	\$796,371	-\$252,450	\$543,921
Effective Market Value	--	--	\$1,208,713
Exemption Value	\$0	+\$0	\$0
Taxable Value	\$796,371	-\$252,450	\$543,921

Exemption: None

### 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 \$1,208,713 is calculated by taking the AV of \$543,921 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 value to reflect alterations, improvements, demolitions, a lot merger or a subdivision.



**Department of Finance**

# IMPORTANT INFORMATION ABOUT YOUR PROPERTY

## REVISED NOTICE OF PROPERTY VALUE

### 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.