

#410681720010901#

LUHRS, ROBERT J.  
260 BEACH 81ST ST. APT. 5S  
ROCKAWAY BEACH NY 11693-1906

January 15, 2020

Owner  
LUHRS, ROBERT J

Property Address  
260 BEACH 81 STREET 5S

Borough: 4 Block: 16113 Lot: 1184

Tax Class: 2 Building Class: R4 Units: 1 Residential

**YOUR NOTICE OF PROPERTY VALUE (NOPV) AT A GLANCE**

2020-21 Market Value: \$93,900

2020-21 Assessed Value: \$42,255

Your property tax exemptions: URBAN DEV. ACT PROJ.

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](http://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. The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 12.473%. This table is provided for informational purposes only; the actual amount you owe may differ.

Please note that property tax abatements, including the coop-condo abatement, are not included in this estimate. If you receive any abatements, they will be subtracted from your property taxes. Check your July tax bill for the value of any abatements you receive.

Year	Taxable Value		Tax Rate		Estimated Property Tax
2020-21	\$8,503	x	0.12473	=	\$1,060.58

**KEY DATES**

**March 2, 2020**

Last day to challenge your assessed value.  
(See page 2.)

**March 16, 2020**

Last day to apply for a tax exemption.  
(See page 3.)

**April 1, 2020**

Last day to request review of your market value.  
(See page 2.)

**July 1, 2020**

Tax year begins.

**November 2020**

2020-21 tax rate is determined.

To learn more, visit  
[www.nyc.gov/nopv](http://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](http://www.nyc.gov/nopv) for more information about property valuation and taxation.

The Department of Finance estimates your property's market value by examining rental buildings of similar characteristics as well as rental trends in similar neighborhoods. These properties are selected based on characteristics they have in common with your property.

Your property is a residential lot within a condominium. The Department of Finance estimates that as of January 5, 2020, your property's market value is \$93,900.

We estimate that as of January 5, 2020, the market value for all of the residential lots in your condominium building or development is \$9,176,000. The Department of Finance uses the gross square footage of the building or development to determine your market value. We estimate the rent for your condominium lot as \$1,709 per month.

The market value of your lot was derived by attributing a portion of the total residential value. This is done by adjusting your percentage interest in the total building to reflect your interest in the residential portion only. Your percentage interest in the building is 0.987%. This percentage is multiplied by 1.037 because the total condominium interests are 100%, but the residential portion is 96.454% (100% / 96.454%). The resulting percentage is multiplied by the total residential value in the building or development to determine the value of your lot.

Once your market value has been determined, the Department of Finance takes the following steps to determine your property tax:

- Multiply your property's market value of \$93,900 by 45% (its "level of assessment") to determine its assessed value (AV), which is \$42,255. Your AV cannot exceed 45% of your market value.
- For buildings with 11 or more units, we phase in changes to the AV over a five-year period. This results in a "transitional assessed value" of \$38,521 for your property. We use the transitional AV to calculate your property tax bill if it is lower than your actual AV.
- If you receive any exemptions, we subtract their value from your property's actual or transitional assessed value to calculate the taxable value. Your property's exemption value is \$30,018.
- Your property tax is determined by applying the city's tax rate to your taxable value, which is \$8,503. Any abatements that you receive are then applied to reduce your tax bill.

See the table and definitions on page three for more information about these values.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is June 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

### 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
<p>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 <a href="http://www.nyc.gov/nopv">www.nyc.gov/nopv</a>, or by calling 311.</p> <p><b>Deadline: April 1, 2020</b></p>	<p>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.</p> <p>Your application must be received by the filing deadline. To access Tax Commission appeal forms, visit <a href="http://www.nyc.gov/taxcommission">www.nyc.gov/taxcommission</a>. You may also visit a Department of Finance business center (locations at <a href="http://www.nyc.gov/nopv">www.nyc.gov/nopv</a>). For more information, call 311.</p> <p><b>Deadline: March 2, 2020</b></p>

## PLEASE REVIEW: YOUR PROPERTY DETAILS

The Department of Finance has the following information on record for your property. Please review this information and inform us of any errors by filing a "Request to Update" form, available at [www.nyc.gov/nopv](http://www.nyc.gov/nopv) or by calling 311.

**Owner(s):** LUHRS, ROBERT J

**Building Class:** R4 (Condominiums)

**Borough:** 4 (Queens)

**Suffix Number:** R1

**Building Category:** DU33

**Block:** 16113

**Condo Number:** 462

**Building Sub-Category:** O

**Lot:** 1184

**Unit Number:** 5S

**Net Square Footage of the Lot from the Condo Declaration:** 895.00

**Gross Square Footage of the Suffix:** 86,935

**Commercial Lots:** 0

**Residential Lots:** 78

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

	Current Year (2019-20)	Next Year (2020-21)	Change
<b>Market Value</b>	\$87,002	\$93,900	+\$6,898
<b>Assessment Percentage</b>	45%	45%	--
<b>Actual Assessed Value</b>	\$39,151	\$42,255	+\$3,104
<b>Transitional Assessed Value</b>	\$36,989	\$38,521	+\$1,532
<b>Exemption Value</b>	\$32,390	\$30,018	-\$2,372
<b>Taxable Value</b>	\$4,599	\$8,503	+\$3,904

- **Market value** is the Department of Finance's estimated value for your property.
- **Assessment percentage** is a fixed percentage of market value. For class 2 properties, it is 45%.
- **Actual assessed value** is calculated by multiplying your market value by the assessment percentage.
- Changes to your assessed value are phased in over a five-year period. The **transitional assessed value** represents the changes being phased in for the coming tax year.
- **Exemption value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive. The value shown above is your actual exemption value, but a transitional exemption value may be used to calculate your taxable value.
- **Taxable value** is the lower of the actual or transitional assessed value, minus the actual or transitional 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](http://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](http://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](http://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](http://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](http://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](http://www.nyc.gov/nopv) to confirm dates and locations and find other events in your borough. Bring your NOPV to the event.

MORNING EVENTS (10 A.M. - 12 P.M.)	
<b>February 4</b> Bronx	Bronx Borough Hall 851 Grand Concourse, Rotunda
<b>February 5</b> Manhattan	David N. Dinkins Municipal Building 1 Centre St, Mezzanine North
<b>February 6</b> Staten Island	Staten Island Borough Hall 10 Richmond Terrace, Room 125
<b>February 11</b> Queens	Queens Borough Hall 120-55 Queens Blvd, Atrium
<b>February 12</b> Brooklyn	Brooklyn Borough Hall 209 Joralemon St, Community Room

EVENING EVENTS (5 - 7 P.M.)	
<b>February 13</b> Manhattan	David N. Dinkins Municipal Building 1 Centre St, Mezzanine North
<b>February 24</b> Brooklyn	Brooklyn Borough Hall 209 Joralemon St, Community Room
<b>February 25</b> Bronx	Bronx Borough Hall 851 Grand Concourse, Rotunda
<b>February 26</b> Staten Island	Staten Island Borough Hall 10 Richmond Terrace, Room 125
<b>February 27</b> Queens	Queens Borough Hall 120-55 Queens Blvd, Atrium

### 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](http://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](http://www.nyc.gov/contactdofeeo) or by calling 311.