



Valuation/Assessment/Tax

Frequently Asked Questions (FAQs)

IS THE MARKET VALUE OF MY HOME CORRECT?

Finance values 1-, 2- and 3-family homes based on sales of similar properties in the last three years. Therefore, if you bought a home several years ago, the market value may have changed significantly. We determine the market value whether or not you plan to sell your home. You can compare your market value with recent sales information in your neighborhood at nyc.gov/neighborhoodsales. If you believe we have valued your property incorrectly, please see instructions on page 1 of the [Notice of Property Value brochure](#).

CAN I PROTEST MY MARKET VALUE OR ASSESSMENT?

If you believe your property's value is incorrect, check to see whether the property is described accurately. Is the square footage correct? Number of floors? If we made a mistake, please follow the instructions on page 1 of the [Notice of Property Value brochure](#). Your assessment is a percentage of the market value Finance calculates based on State law. The Tax Commission cannot change market value.

CAN MY ASSESSMENT GO UP IF MY MARKET VALUE GOES DOWN?

Yes. For residential properties with fewer than 11 units, assessed values may take several years to catch up with market value growth. This is due to the State's limit on assessment increases. (Visit [How Finance Determines Your Assessment](#).) For other properties, assessed value increases are phased in over five years. This is how your assessment can go up even when the market value decreases.

WHY DID THE MARKET VALUE OF MY INCOME-PRODUCING PROPERTY RISE BY SO MUCH?

If you were legally required to file a Real Property Income and Expense (RPIE) form and failed to do so in each of the last two years, your market value and assessment may have risen significantly. We estimated the market value based on income and expenses filed by owners of similar properties if your information was not provided. The deadline to file an RPIE was September 1, 2010.

CAN I ESTIMATE WHAT MY PROPERTY TAXES WILL BE NEXT YEAR?

Yes, you can estimate your taxes. (Visit [How Do I Calculate My Property Taxes?](#))

IS THE TENTATIVE ASSESSMENT ROLL SUBJECT TO CHANGE?

Yes. For example, Finance may adjust exemption benefits when changes are received. Also, if a mistake exists, we are authorized to increase or decrease tentative assessments during limited periods beginning January 15th. You will receive a Revised Notice of Property Value if changes are made.

WHY DID MY EXEMPTION CHANGE?

It depends on the kind of exemption. If your income changed, your benefits may be increased, reduced, or eliminated if there is a minimum or maximum income requirement. The NY State determines annual income levels for Enhanced STAR, the Senior Citizen Homeowners' Exemption (SCHE), and the Disabled Homeowner's Exemption (DHE). Also, the State may adjust or eliminate the STAR exemption amount.

HOW CAN I OBTAIN MORE INFORMATION ABOUT MY PROPERTY?

Finance maintains detailed tax and exemption information on every NYC property. Much of this information can be found on Finance's web site at nyc.gov/propertytaxes.

You can view property ownership information for all boroughs except Staten Island online at nyc.gov/acris.



HOW DO I CALCULATE MY PROPERTY TAXES?

To estimate your annual tax bill, take the numbers shown below from the Notice of Property Value and follow the instructions. This table uses the most recent tax rates.

| Calculating Your Property Taxes | Example - A Class 1 Property | Your Property | |
|---|------------------------------|----------------------------------|----------------------------|
| 1. Enter the Taxable Value from the Notice | \$16,000 | | |
| 2. Enter the Tax Rate for your Tax Class (see below) | X .17364 (17.364%) | X | |
| 3. Multiply Taxable Value by the Tax Rate | \$2,778.24 | | |
| Tax rates change every year. The number above is only an estimate of the tax you will owe if the tax rate remains the same. | | | |
| Tax Rates: | | | |
| Class 1: 17.364% | Class 2: 13.353% | Class 3: 12.631% | Class 4: 10.312% |
| Veteran's Exemption: Homeowners with a Veterans <input type="checkbox"/> Exemption are required to pay a tax to support public schools. For example, if your Veterans' Exemption is \$2,500, you pay the following tax to support schools: | | | |
| Class 1: 10.206% \$255.15 | Class 2: 7.877% \$196.92 | Class 3: No Exemptions \$0 | Class 4: 6.09% \$152.25 |

Special Information for Homeowners with Fewer than 11 Units

| | | | |
|--|------------------------------|-------------------------------|--------------------------|
| Use the chart below to determine if you should file with the Tax Commission or Finance. The Tax Commission can only change your assessment, not your market value. | | | |
| | EXAMPLE 1-3 Units | EXAMPLE 4-10 Units | Your Property |
| 1. What do you think your property would sell for? | \$400,000 | \$750,000 | |
| 2. Multiply what you think your property would sell for by the assessment ratio for your Tax Class – 6% for 1-3 units or 45% for 4-10 units. | X.06 \$24,000 | X.45 \$337,500 | |
| 3. Enter the actual assessed value that appears on your Notice. | \$22,000 | \$350,000 | |
| 4. If Line 3 is greater than Line 2, file with the Tax Commission. If Line 3 is less than Line 2, file a Request for Review . | | | |
| Before you file with the Tax Commission, read Form TC600 – How to Appeal a Tentative Assessment . These instructions (and application forms) can be obtained on the Tax Commission's website at or at any Finance Business Center . You may also call 311. | | | |

Residential Property Tax Exemptions and Abatements

If you own a house, a condominium, or a co-op, and it is your primary residence, you may qualify for several tax reduction programs by filing the [Exemption Application for Owners](#).



How much can you save? It is impossible to say exactly how much you will save. However, if you look at the following example, you will see how these programs can lower your tax bill. This table used the most recent tax rates and the most recent value of Basic STAR for Class 1. Both figures are subject to change.

| | |
|---|------------|
| If the assessed value of your 1-family house is: | \$15,000 |
| You would multiply by the tax rate for all 1-family homes: | x 17.364% |
| Your tentative tax for the year would be: | \$2,605 |
| | |
| If you qualify for the Basic STAR, this lowers your assessed value to: | \$13,380 |
| Multiplied by the same tax rate: | x 17.364% |
| Your tax for the year would now be: | \$2,323 |
| Your savings for the year would be: | \$281.30 |
| | |
| If you qualify for a 10% Senior Citizen Homeowners Exemption (SCHE), you would also qualify for Enhanced STAR benefits in lieu of Basic Star. | |
| SCHE lowers your assessed value to: | \$13,500 |
| And Enhanced STAR lowers your assessed value by an additional \$3,240 to: | \$10,260 |
| Multiplied by the same tax rate: | x 17.364% |
| Your tax for the year is now: | \$1,781.55 |
| Your total savings for the year would be: | \$823.05 |