

**FY' 2023 Guidelines for Properties Valued Based on the Income Approach,
Including Office Buildings, Retail, and Residential Properties**

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Trophy Office Buildings					
Midtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$87.95	\$99.91	\$110.99		
Expense	\$38.43	\$42.64	\$46.46		
Expense Ratio	44%	43%	42%		
Cap Rate	8.20%	8.19%	8.18%		
Approximate Market Value Range	\$380	\$440	\$496	19.04%	4.840%
Bcat/Subcat	0031				

Downtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.35	\$53.89	\$64.33		
Expense	\$23.20	\$25.78	\$29.78		
Expense Ratio	49%	48%	46%		
Cap Rate	9.39%	9.38%	9.37%		
Approximate Market Value Range	\$170	\$198	\$243	19.04%	4.840%
Bcat/Subcat	0030				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Plaza "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$75.25	\$90.03	\$106.97		
Expense	\$33.85	\$39.17	\$45.08		
Expense Ratio	45%	44%	42%		
Cap Rate	8.40%	8.39%	8.37%		
Approximate Market Value Range	\$313	\$384	\$469	19.04%	4.840%
Bcat/Subcat					0006

Grand Central "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$71.00	\$76.57	\$90.03		
Expense	\$32.28	\$34.33	\$39.17		
Expense Ratio	45%	45%	44%		
Cap Rate	8.51%	8.48%	8.43%		
Approximate Market Value Range	\$290	\$317	\$383	19.04%	4.840%
Bcat/Subcat					0004

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Midtown West "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$68.22	\$76.28	\$94.56		
Expense	\$31.24	\$34.22	\$40.77		
Expense Ratio	46%	45%	43%		
Cap Rate	8.38%	8.36%	8.33%		
Approximate Market Value Range	\$280	\$319	\$408	19.04%	4.840%
Bcat/Subcat					0005

Midtown South "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$59.44	\$73.64	\$91.66		
Expense	\$27.92	\$33.26	\$39.75		
Expense Ratio	47%	45%	43%		
Cap Rate	9.57%	9.55%	9.53%		
Approximate Market Value Range	\$219	\$281	\$361	19.04%	4.840%
Bcat/Subcat					0003

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Downtown Financial/WTC "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.35	\$53.89	\$64.33		
Expense	\$23.20	\$25.78	\$29.78		
Expense Ratio	49%	48%	46%		
Cap Rate	9.47%	9.46%	9.43%		
Approximate Market Value Range	\$169	\$197	\$242	19.04%	4.840%
Bcat/Subcat	0001				

Downtown Insurance/Civic Center "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.35	\$53.89	\$64.33		
Expense	\$23.20	\$25.78	\$29.78		
Expense Ratio	49%	48%	46%		
Cap Rate	9.71%	9.70%	9.69%		
Approximate Market Value Range	\$166	\$193	\$238	19.04%	4.840%
Bcat/Subcat	0002				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Plaza "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$59.98	\$69.70	\$80.70		
Expense	\$28.13	\$31.80	\$35.83		
Expense Ratio	47%	46%	44%		
Cap Rate	9.03%	9.00%	8.97%		
Approximate Market Value Range	\$230	\$274	\$325	19.04%	4.840%
Bcat/Subcat					0015

Grand Central "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$59.98	\$69.70	\$80.70		
Expense	\$28.13	\$31.80	\$35.83		
Expense Ratio	47%	46%	44%		
Cap Rate	9.19%	9.17%	9.14%		
Approximate Market Value Range	\$227	\$271	\$321	19.04%	4.840%
Bcat/Subcat					0013

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Midtown West "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$53.89	\$60.24	\$72.16		
Expense	\$25.78	\$28.23	\$32.71		
Expense Ratio	48%	47%	45%		
Cap Rate	9.72%	9.69%	9.63%		
Approximate Market Value Range	\$193	\$220	\$273	19.04%	4.840%
Bcat/Subcat					0014

Grand Central South "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$59.98	\$69.70	\$80.70		
Expense	\$28.13	\$31.80	\$35.83		
Expense Ratio	47%	46%	44%		
Cap Rate	9.08%	9.06%	9.03%		
Approximate Market Value Range	\$229	\$273	\$324	19.04%	4.840%
Bcat/Subcat					0012

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Midtown South "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$59.44	\$73.64	\$91.66		
Expense	\$27.92	\$33.26	\$39.75		
Expense Ratio	47%	45%	43%		
Cap Rate	9.66%	9.63%	9.61%		
Approximate Market Value Range	\$217	\$279	\$359	19.04%	4.840%
Bcat/Subcat	0009				

Downtown Financial/WTC "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.21	\$48.76	\$53.36		
Expense	\$21.54	\$23.76	\$25.58		
Expense Ratio	50%	49%	48%		
Cap Rate	10.20%	10.19%	10.18%		
Approximate Market Value Range	\$144	\$166	\$185	19.04%	4.840%
Bcat/Subcat	0007				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Downtown Insurance/Civic Center "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.21	\$48.76	\$53.36		
Expense	\$21.54	\$23.76	\$25.58		
Expense Ratio	50%	49%	48%		
Cap Rate	10.49%	10.48%	10.47%		
Approximate Market Value Range	\$141	\$163	\$181	19.04%	4.840%
Bcat/Subcat	0008				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Plaza not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$56.15	\$64.52	\$82.63		
Expense	\$26.66	\$29.85	\$36.52		
Expense Ratio	47%	46%	44%		
Cap Rate	10.68%	10.66%	10.64%		
Approximate Market Value Range	\$190	\$224	\$298	23.25%	4.840%
Bcat/Subcat					O321

Grand Central not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$44.32	\$55.77	\$64.39		
Expense	\$21.98	\$26.51	\$29.81		
Expense Ratio	50%	48%	46%		
Cap Rate	10.81%	10.78%	10.76%		
Approximate Market Value Range	\$143	\$187	\$222	23.25%	4.840%
Bcat/Subcat					O322

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Grand Central South not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$42.54	\$49.90	\$59.15		
Expense	\$21.26	\$24.22	\$27.81		
Expense Ratio	50%	49%	47%		
Cap Rate	10.93%	10.88%	10.84%		
Approximate Market Value Range	\$135	\$163	\$200	23.25%	4.840%
Bcat/Subcat					0323

Midtown West not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$35.72	\$41.43	\$50.58		
Expense	\$18.44	\$20.81	\$24.48		
Expense Ratio	52%	50%	48%		
Cap Rate	10.95%	10.94%	10.92%		
Approximate Market Value Range	\$109	\$131	\$166	23.25%	4.840%
Bcat/Subcat					0324

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Midtown South not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$39.42	\$49.41	\$63.26		
Expense	\$19.98	\$24.02	\$29.38		
Expense Ratio	51%	49%	46%		
Cap Rate	10.84%	10.81%	10.79%		
Approximate Market Value Range	\$124	\$162	\$217	23.25%	4.840%
Bcat/Subcat					O325

Downtown Financial/World Trade Center/Insurance/Civic Center not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$35.60	\$42.33	\$51.75		
Expense	\$18.39	\$21.18	\$24.94		
Expense Ratio	52%	50%	48%		
Cap Rate	10.88%	10.87%	10.86%		
Approximate Market Value Range	\$109	\$135	\$171	23.25%	4.840%
Bcat/Subcat					O326

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Other Areas South Of 110th Street not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$50.02	\$67.72	\$94.76		
Expense	\$24.26	\$31.06	\$40.84		
Expense Ratio	49%	46%	43%		
Cap Rate	10.88%	10.80%	10.72%		
Approximate Market Value Range	\$164	\$234	\$347	23.25%	4.840%
Bcat/Subcat	O328				

North of 110th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$32.43	\$41.82	\$47.66		
Expense	\$11.35	\$13.56	\$14.86		
Expense Ratio	35%	32%	31%		
Cap Rate	10.86%	10.82%	10.80%		
Approximate Market Value Range	\$134	\$180	\$210	12.92%	4.840%
Bcat/Subcat	O018				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Downtown Brooklyn Class "A" Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.21	\$48.76	\$53.36		
Expense	\$21.54	\$23.76	\$25.58		
Expense Ratio	50%	49%	48%		
Cap Rate	10.46%	10.44%	10.42%		
Approximate Market Value Range	\$142	\$164	\$182	19.04%	4.840%
Bcat/Subcat	0019				

Downtown Brooklyn Class "B" Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.36	\$35.85	\$43.86		
Expense	\$10.08	\$12.18	\$14.02		
Expense Ratio	37%	34%	32%		
Cap Rate	10.35%	10.30%	10.26%		
Approximate Market Value Range	\$114	\$156	\$198	18.48%	4.840%
Bcat/Subcat	0020				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Outerboroughs Other Class "A" Offices					
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$27.36	\$35.85	\$43.86	2:10.10%	
Expense	\$10.08	\$12.18	\$14.02	3:18.48%	
Expense Ratio	37%	34%	32%	4:25.37%	
Cap Rate	10.32%	10.27%	10.23%	5:16.95%	
Approximate Market Value Range	\$114	\$157	\$198		4.840%
Bcat/Subcat					O022 2/3/4/5

Outerboroughs Other Class "B" Offices					
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$27.36	\$35.85	\$43.86	2:10.10%	
Expense	\$10.08	\$12.18	\$14.02	3:18.48%	
Expense Ratio	37%	34%	32%	4:25.37%	
Cap Rate	10.70%	10.67%	10.64%	5:16.95%	
Approximate Market Value Range	\$111	\$153	\$193		4.840%
Bcat/Subcat					O023 2/3/4/5

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Office Buildings not Class "A" or "B"					
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$26.47	\$32.09	\$38.35	2:10.10%	
Expense	\$9.85	\$11.27	\$12.77	3:18.48%	
Expense Ratio	37%	35%	33%	4:25.37%	
Cap Rate	11.07%	11.07%	11.07%	5:16.95%	
Approximate Market Value Range	\$104	\$131	\$161		4.840%
Bcat/Subcat					O024 2/3/4/5

Professional Offices					
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$29.86	\$34.74	\$41.55	2:10.10%	
Expense	\$10.72	\$11.92	\$13.50	3:18.48%	
Expense Ratio	36%	34%	32%	4:25.37%	
Cap Rate	10.89%	10.89%	10.88%	5:16.95%	
Approximate Market Value Range	\$122	\$145	\$178		4.840%
Bcat/Subcat					O027 2/3/4/5

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Public & Private Schools					
Manhattan Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.24	\$20.14	\$29.70		
Expense	\$6.33	\$8.14	\$10.77		
Expense Ratio	44%	40%	36%		
Cap Rate	9.82%	9.73%	9.62%		
Approximate Market Value Range	\$54	\$82	\$131	4.50%	4.840%
Bcat/Subcat					SP10/1

Outer boroughs Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.24	\$20.14	\$29.70		
Expense	\$6.24	\$8.01	\$10.58		
Expense Ratio	44%	40%	36%		
Cap Rate	10.13%	10.03%	9.92%		
Approximate Market Value Range	\$53	\$82	\$130	4.50%	4.840%
Bcat/Subcat					SP10/O

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Miscellaneous Schools					
Manhattan Misc. Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.24	\$20.14	\$29.70		
Expense	\$7.04	\$9.14	\$12.25		
Expense Ratio	49%	45%	41%		
Cap Rate	9.81%	9.73%	9.65%		
Approximate Market Value Range	\$49	\$75	\$120	4.50%	4.840%
Bcat/Subcat	SP11/1				

Outer boroughs Misc. Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.24	\$20.14	\$29.70		
Expense	\$7.04	\$9.14	\$12.25		
Expense Ratio	49%	45%	41%		
Cap Rate	10.12%	10.02%	9.91%		
Approximate Market Value Range	\$48	\$74	\$118	4.50%	4.840%
Bcat/Subcat	SP11/O				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan South of Grand St. & Downtown Brooklyn					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.17	\$51.47	\$71.09		
Expense	\$16.77	\$20.26	\$25.93		
Expense Ratio	42%	39%	36%		
Cap Rate	12.01%	11.87%	11.70%		
Approximate Market Value Range	\$139	\$187	\$273	19.55%	4.840%
Bcat/Subcat					K111/M

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.17	\$51.47	\$71.09		
Expense	\$16.77	\$20.26	\$25.93		
Expense Ratio	42%	39%	36%		
Cap Rate	11.88%	11.77%	11.62%		
Approximate Market Value Range	\$140	\$188	\$274	19.55%	4.840%
Bcat/Subcat					K121/M

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan South of Grand St. & Downtown Brooklyn					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.17	\$51.47	\$71.09		
Expense	\$16.77	\$20.26	\$25.93		
Expense Ratio	42%	39%	36%		
Cap Rate	11.94%	11.83%	11.68%		
Approximate Market Value Range	\$139	\$187	\$273	19.55%	4.840%
Bcat/Subcat					K131/M

Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.07	\$62.43	\$91.83		
Expense	\$17.69	\$23.49	\$31.53		
Expense Ratio	41%	38%	34%		
Cap Rate	10.97%	10.90%	10.82%		
Approximate Market Value Range	\$161	\$247	\$385	19.55%	4.840%
Bcat/Subcat					K231/M

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan South of 125 St. & Downtown Brooklyn					
Large Retail			20,001 - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.10	\$69.09	\$104.94		
Expense	\$18.94	\$25.37	\$34.91		
Expense Ratio	40%	37%	33%		
Cap Rate	10.56%	10.40%	10.22%		
Approximate Market Value Range	\$183	\$287	\$465	19.55%	4.840%
Bcat/Subcat					K311/M

Extra Large Retail			Greater Than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$47.10	\$69.09	\$104.94		
Expense	\$18.94	\$25.37	\$34.91		
Expense Ratio	40%	37%	33%		
Cap Rate	10.19%	10.14%	10.08%		
Approximate Market Value Range	\$187	\$292	\$469	19.55%	4.840%
Bcat/Subcat					K411/M

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

North of Grand Street (Grand to W. 59th St. & to E. 96th St.)					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$83.98	\$121.45	\$166.01		
Expense	\$29.45	\$39.03	\$49.55		
Expense Ratio	35%	32%	30%		
Cap Rate	9.97%	9.79%	9.64%		
Approximate Market Value Range	\$368	\$563	\$804	19.55%	4.840%
Bcat/Subcat					K112/1

Midtown South (Grand to 30th St.)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$71.52	\$94.57	\$137.92		
Expense	\$26.05	\$32.25	\$43.02		
Expense Ratio	36%	34%	31%		
Cap Rate	10.58%	10.51%	10.42%		
Approximate Market Value Range	\$295	\$406	\$622	19.55%	4.840%
Bcat/Subcat					K122/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Midtown South (Grand to 30th St.)					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$45.85	\$60.54	\$80.15		
Expense	\$18.55	\$22.94	\$28.42		
Expense Ratio	40%	38%	35%		
Cap Rate	10.55%	10.49%	10.44%		
Approximate Market Value Range	\$177	\$245	\$339	19.55%	4.840%
Bcat/Subcat					K132/1

Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.07	\$62.43	\$91.83		
Expense	\$17.69	\$23.49	\$31.53		
Expense Ratio	41%	38%	34%		
Cap Rate	10.82%	10.73%	10.65%		
Approximate Market Value Range	\$162	\$250	\$389	19.55%	4.840%
Bcat/Subcat					K232/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Midtown (30th to 59th Street)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$71.52	\$94.57	\$137.92		
Expense	\$26.05	\$32.25	\$43.02		
Expense Ratio	36%	34%	31%		
Cap Rate	10.07%	9.99%	9.89%		
Approximate Market Value Range	\$305	\$420	\$644	19.55%	4.840%
Bcat/Subcat					K123/1

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$57.61	\$72.31	\$93.39		
Expense	\$22.09	\$26.27	\$31.94		
Expense Ratio	38%	36%	34%		
Cap Rate	10.22%	10.15%	10.08%		
Approximate Market Value Range	\$236	\$307	\$412	19.55%	4.840%
Bcat/Subcat					K133/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Midtown (30th to 125th Street)					
Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.07	\$62.43	\$91.83		
Expense	\$17.69	\$23.49	\$31.53		
Expense Ratio	41%	38%	34%		
Cap Rate	10.87%	10.74%	10.59%		
Approximate Market Value Range	\$162	\$250	\$391	19.55%	4.840%
Bcat/Subcat					K233/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

East Side (59th to 96th Street)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$78.50	\$105.17	\$172.20		
Expense	\$27.97	\$34.97	\$50.95		
Expense Ratio	36%	33%	30%		
Cap Rate	9.93%	9.86%	9.74%		
Approximate Market Value Range	\$342	\$478	\$832	19.55%	4.840%
Bcat/Subcat					K124/1

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$78.50	\$105.17	\$172.20		
Expense	\$27.97	\$34.97	\$50.95		
Expense Ratio	36%	33%	30%		
Cap Rate	9.99%	9.91%	9.78%		
Approximate Market Value Range	\$341	\$476	\$829	19.55%	4.840%
Bcat/Subcat					K134/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.96	\$44.76	\$63.65		
Expense	\$12.72	\$18.22	\$23.83		
Expense Ratio	45%	41%	37%		
Cap Rate	11.19%	10.99%	10.85%		
Approximate Market Value Range	\$95	\$168	\$254	19.55%	4.840%
Bcat/Subcat					K115/1

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.96	\$44.76	\$63.65		
Expense	\$12.72	\$18.22	\$23.83		
Expense Ratio	45%	41%	37%		
Cap Rate	11.96%	11.72%	11.54%		
Approximate Market Value Range	\$91	\$160	\$243	19.55%	4.840%
Bcat/Subcat					K125/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.96	\$44.76	\$63.65		
Expense	\$12.72	\$18.22	\$23.83		
Expense Ratio	45%	41%	37%		
Cap Rate	11.81%	11.62%	11.48%		
Approximate Market Value Range	\$92	\$161	\$244	19.55%	4.840%
Bcat/Subcat					K135/1

Manhattan South of 125 St. & Downtown Brooklyn					
Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.07	\$62.43	\$91.83		
Expense	\$17.69	\$23.49	\$31.53		
Expense Ratio	41%	38%	34%		
Cap Rate	10.80%	10.63%	10.46%		
Approximate Market Value Range	\$162	\$252	\$394	19.55%	4.840%
Bcat/Subcat					K211/M

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$30.94	\$38.75	\$52.44	1: 14.84%	
Expense	\$9.85	\$11.44	\$13.99	2: 13.19%	
Expense Ratio	32%	30%	27%	3: 11.24%	
Cap Rate	11.52%	11.50%	11.47%	4: 13.74%	
Approximate Market Value Range	\$129	\$167	\$236	5: 18.96%	
Bcat/Subcat					K117 1/2/3/4/5

Multi-Story Fully Retail					
			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$28.83	\$36.33	\$48.47	1: 14.84%	
Expense	\$9.39	\$10.96	\$13.28	2: 13.19%	
Expense Ratio	33%	30%	27%	3: 11.24%	
Cap Rate	11.35%	11.31%	11.27%	4: 13.74%	
Approximate Market Value Range	\$120	\$157	\$218	5: 18.96%	
Bcat/Subcat					K127 1/2/3/4/5

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$25.99	\$31.58	\$40.21	1: 14.84%	
Expense	\$8.77	\$9.98	\$11.73	2: 13.19%	
Expense Ratio	34%	32%	29%	3: 11.24%	
Cap Rate	10.65%	10.62%	10.58%	4: 13.74%	
Approximate Market Value Range	\$111	\$140	\$185	5: 18.96%	
Bcat/Subcat					K137 1/2/3/4/5

Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$29.19	\$39.28	\$54.73	1: 14.84%	
Expense	\$9.47	\$11.54	\$14.40	2: 13.19%	
Expense Ratio	32%	29%	26%	3: 11.24%	
Cap Rate	10.01%	9.84%	9.67%	4: 13.74%	
Approximate Market Value Range	\$133	\$189	\$278	5: 18.96%	
Bcat/Subcat					K217 1/2/3/4/5

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Medium Mixed-Use Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$23.90	\$30.56	\$42.43	1: 14.84%	
Expense	\$8.29	\$9.76	\$12.15	2: 13.19%	
Expense Ratio	35%	32%	29%	3: 11.24%	
Cap Rate	10.06%	9.92%	9.72%	4: 13.74%	
Approximate Market Value Range	\$105	\$141	\$208	5: 18.96%	
Bcat/Subcat					K237 1/2/3/4/5

Large Retail		20,001 - 30,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$27.62	\$37.90	\$51.93	1A: 14.84%	
Expense	\$9.13	\$11.27	\$13.90	2A: 13.19%	
Expense Ratio	33%	30%	27%	3A: 11.24%	
Cap Rate	10.41%	10.19%	9.97%	4A: 13.74%	
Approximate Market Value Range	\$121	\$177	\$257	5A: 18.96%	
Bcat/Subcat					K317 1A/2A/3A/4A/5A

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Large Retail	Greater than 30,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$27.25	\$36.97	\$50.70	1B: 14.84%	
Expense	\$9.05	\$11.08	\$13.68	2B: 13.19%	
Expense Ratio	33%	30%	27%	3B: 11.24%	
Cap Rate	10.18%	9.99%	9.79%	4B: 13.74%	
Approximate Market Value Range	\$121	\$175	\$253	5B: 18.96%	4.840%
Bcat/Subcat	K317 1B/2B/3B/4B/5B				

Extra Large Retail	Up to 100,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$30.57	\$42.76	\$50.16	1A: 14.84%	
Expense	\$9.77	\$12.21	\$13.58	2A: 13.19%	
Expense Ratio	32%	29%	27%	3A: 11.24%	
Cap Rate	9.81%	9.40%	9.21%	4A: 13.74%	
Approximate Market Value Range	\$142	\$215	\$260	5A: 18.96%	4.840%
Bcat/Subcat	K417 1A/2A/3A/4A/5A				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Extra Large Retail			Greater than 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$27.08	\$37.88	\$44.70	1B: 14.84%	
Expense	\$9.01	\$11.27	\$12.58	2B: 13.19%	
Expense Ratio	33%	30%	28%	3B: 11.24%	
Cap Rate	9.98%	9.84%	9.77%	4B: 13.74%	
Approximate Market Value Range	\$122	\$181	\$220	5B: 18.96%	
Bcat/Subcat					K417 1B/2B/3B/4B/5B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Citywide Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$17.27	\$20.20	\$24.21	1A: 7.28%	
Expense	\$5.44	\$5.97	\$6.65	2A: 12.29%	
Expense Ratio	31%	30%	27%	3A: 7.07%	
Cap Rate	9.60%	9.58%	9.56%	4A: 5.42%	
				5A: 4.56%	
Approximate Market Value Range	\$82	\$99	\$122		4.840%
Bcat/Subcat					I020 1A/2A/3A/4A/5A

Citywide Factories & Warehouses			5,0001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$14.93	\$17.66	\$20.97	1B: 7.28%	
Expense	\$4.99	\$5.51	\$6.10	2B: 12.29%	
Expense Ratio	33%	31%	29%	3B: 7.07%	
Cap Rate	9.58%	9.57%	9.56%	4B: 5.42%	
				5B: 4.56%	
Approximate Market Value Range	\$69	\$84	\$103		4.840%
Bcat/Subcat					I020 1B/2B/3B/4B/5B

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Citywide Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$13.85	\$16.17	\$19.54	1C: 7.28%	
Expense	\$4.77	\$5.23	\$5.85	2C: 12.29%	
Expense Ratio	34%	32%	30%	3C: 7.07%	
Cap Rate	9.66%	9.63%	9.60%	4C: 5.42%	
Approximate Market Value Range	\$63	\$76	\$95	5C: 4.56%	4.840%
Bcat/Subcat					I020 1C/2C/3C/4C/5C

Citywide Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$13.39	\$15.68	\$19.14	1D: 7.28%	
Expense	\$4.67	\$5.13	\$5.78	2D: 12.29%	
Expense Ratio	35%	33%	30%	3D: 7.07%	
Cap Rate	9.70%	9.67%	9.63%	4D: 5.42%	
Approximate Market Value Range	\$60	\$73	\$92	5D: 4.56%	4.840%
Bcat/Subcat					I020 1D/2D/3D/4D/5D

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Citywide Self Storage Facilities					
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$15.96	\$18.18	\$21.75	1: 7.28%	
Expense	\$5.19	\$5.60	\$6.24	2: 12.29%	
Expense Ratio	33%	31%	29%	3: 7.07%	
Cap Rate	8.28%	8.30%	8.30%	4: 5.42%	
Approximate Market Value Range	\$82	\$96	\$118	5: 4.56%	
Bcat/Subcat					S003 1/2/3/4/5

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Parking Garages					
Manhattan South of 34th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.80	\$39.14	\$45.43		
Expense	\$8.28	\$9.81	\$10.76		
Expense Ratio	28%	25%	24%		
Cap Rate	9.14%	9.08%	9.05%		
Approximate Market Value Range	\$154	\$211	\$250	7.85%	4.840%
Bcat/Subcat	G030				

Manhattan 34th Street to 96th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.80	\$39.14	\$45.43		
Expense	\$8.28	\$9.81	\$10.76		
Expense Ratio	28%	25%	24%		
Cap Rate	9.12%	9.05%	9.01%		
Approximate Market Value Range	\$154	\$211	\$250	7.85%	4.840%
Bcat/Subcat	G031				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Parking/Repair Garages					
Manhattan North of 96th St. and Outer Boroughs					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.05	\$20.68	\$27.46		
Expense	\$5.63	\$6.59	\$7.87		
Expense Ratio	35%	32%	29%		
Cap Rate	9.56%	9.50%	9.44%		
Approximate Market Value Range	\$72	\$98	\$137	7.85%	4.840%
Bcat/Subcat	G040				

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Car Wash/Lube/Miscellaneous Garages					
Manhattan South of 96th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.80	\$39.14	\$45.43		
Expense	\$8.28	\$9.81	\$10.76		
Expense Ratio	28%	25%	24%		
Cap Rate	8.98%	8.91%	8.87%		
Approximate Market Value Range	\$156	\$213	\$253	7.85%	4.840%
Bcat/Subcat	G018				

Manhattan North of 96th Street and Outer Boroughs					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.79	\$21.52	\$28.87		
Expense	\$5.79	\$6.76	\$8.12		
Expense Ratio	34%	31%	28%		
Cap Rate	9.49%	9.43%	9.36%		
Approximate Market Value Range	\$77	\$103	\$146	7.85%	4.840%
Bcat/Subcat	G042				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				13.13%	RU33
Post-1973 Cooperative Elevator Buildings				13.13%	CU33
Post-1973 Condominium Elevator Buildings				13.13%	EU33
Post-1973 Condo-Coops/Condo-Rental Elevator Buildings				13.13%	DU33
	Low	Median	High	-	Effective Tax Rate
Income	\$37.20	\$47.13	\$53.94		
Expense	\$17.65	\$20.72	\$22.70		
Expense Ratio	47%	44%	42%		
Cap Rate	6.76%	6.81%	6.89%		
Approximate Market Value Range	\$159	\$214	\$252		5.506%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				6.57%	RU33
Post-1973 Cooperative Elevator Buildings				6.57%	CU33
Post-1973 Condominium Elevator Buildings				6.57%	EU33
Post-1973 Condo-Coops/Condo-Rental Elevator Buildings				6.57%	DU33
	Low	Median	High	-	Effective Tax Rate
Income	\$19.16	\$25.35	\$30.98		
Expense	\$11.26	\$14.14	\$16.64		
Expense Ratio	59%	56%	54%		
Cap Rate	7.46%	6.98%	6.81%		
Approximate Market Value Range	\$61	\$90	\$116		5.506%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				14.19%	RU32
Pre-1973 Cooperative Elevator Buildings				14.19%	CU32
Pre-1973 Condominium Elevator Buildings				14.19%	EU32
Pre-1973 Condo-Coops/Condo-Rental Elevator Buildings				14.19%	DU32
	Low	Median	High	-	Effective Tax Rate
Income	\$31.46	\$41.52	\$50.33		
Expense	\$15.76	\$19.01	\$21.66		
Expense Ratio	50%	46%	43%		
Cap Rate	6.80%	6.77%	6.84%		
Approximate Market Value Range	\$128	\$183	\$232		5.506%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				3.65%	RU32
Pre-1973 Cooperative Elevator Buildings				3.65%	CU32
Pre-1973 Condominium Elevator Buildings				3.65%	EU32
Pre-1973 Condo-Coops/Condo-Rental Elevator Buildings				3.65%	DU32
	Low	Median	High	-	Effective Tax Rate
Income	\$15.11	\$18.15	\$22.83		
Expense	\$9.28	\$10.77	\$12.98		
Expense Ratio	61%	59%	57%		
Cap Rate	8.16%	7.59%	7.12%		
Approximate Market Value Range	\$43	\$56	\$78		5.506%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				16.11%	RU31
Cooperative Walk-Ups				16.11%	CU31
Condominium Walk-Ups				16.11%	EU31
Condo-Coops/Condo-Rental Walk-Ups				16.11%	DU31
	Low	Median	High	-	Effective Tax Rate
Income	\$37.21	\$47.15	\$57.72		
Expense	\$17.65	\$20.72	\$23.77		
Expense Ratio	47%	44%	41%		
Cap Rate	6.76%	6.81%	6.94%		
Approximate Market Value Range	\$159	\$215	\$273		5.506%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				4.84%	RU31
Cooperative Walk-Ups				4.84%	CU31
Condominium Walk-Ups				4.84%	EU31
Condo-Coops/Condo-Rental Walk-Ups				4.84%	DU31
	Low	Median	High	-	Effective Tax Rate
Income	\$16.67	\$20.98	\$28.10		
Expense	\$10.06	\$12.12	\$15.37		
Expense Ratio	60%	58%	55%		
Cap Rate	7.83%	7.26%	6.87%		
Approximate Market Value Range	\$50	\$69	\$103		5.506%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				14.17%	RR33
Post-1973 Cooperative Elevator Buildings				14.17%	CR33
	Low	Median	High	-	Effective Tax Rate
Income	\$25.93	\$36.12	\$46.35		
Expense	\$13.82	\$17.30	\$20.49		
Expense Ratio	53%	48%	44%		
Cap Rate	6.95%	6.76%	6.80%		
Approximate Market Value Range	\$97	\$153	\$210		5.506%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				7.31%	RR33
Post-1973 Cooperative Elevator Buildings				7.31%	CR33
	Low	Median	High	-	Effective Tax Rate
Income	\$16.84	\$22.97	\$30.82		
Expense	\$10.14	\$13.05	\$16.57		
Expense Ratio	60%	57%	54%		
Cap Rate	7.80%	7.11%	6.81%		
Approximate Market Value Range	\$50	\$79	\$116		5.506%

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				9.44%	RR32
Pre-1973 Cooperative Elevator Buildings				9.44%	CR32
	Low	Median	High	-	Effective Tax Rate
Income	\$16.74	\$21.12	\$29.56		
Expense	\$10.28	\$12.03	\$15.11		
Expense Ratio	61%	57%	51%		
Cap Rate	7.82%	7.25%	6.84%		
Approximate Market Value Range	\$48	\$71	\$117		5.506%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				2.93%	RR32
Pre-1973 Cooperative Elevator Buildings				2.93%	CR32
	Low	Median	High	-	Effective Tax Rate
Income	\$13.15	\$15.56	\$18.77		
Expense	\$8.29	\$9.51	\$11.07		
Expense Ratio	63%	61%	59%		
Cap Rate	8.72%	8.05%	7.50%		
Approximate Market Value Range	\$34	\$45	\$59		5.506%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				8.03%	RR31
Cooperative Walk-Ups				8.03%	CR31
	Low	Median	High	-	Effective Tax Rate
Income	\$19.02	\$26.86	\$39.53		
Expense	\$11.20	\$14.16	\$18.39		
Expense Ratio	59%	53%	47%		
Cap Rate	7.47%	6.91%	6.76%		
Approximate Market Value Range	\$60	\$102	\$172		5.506%
Outer-boroughs				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				2.75%	RR31
Cooperative Walk-Ups				2.75%	CR31
	Low	Median	High	-	Effective Tax Rate
Income	\$13.96	\$16.75	\$20.68		
Expense	\$8.71	\$10.09	\$11.98		
Expense Ratio	62%	60%	58%		
Cap Rate	8.46%	7.81%	7.29%		
Approximate Market Value Range	\$38	\$50	\$68		5.506%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Hotel Guidelines

LUXURY / SUPER LUXURY					
Rooms Less than	106	Rooms Between	106-378	Rooms Greater than	378
Typical Total Income per Room Range	\$94,841 - \$197,746	Typical Total Income per Room Range	\$83,888 - 147,547	Typical Total Income per Room Range	\$81,799 - \$116,652
Expense Ratio	54%-72%	Expense Ratio	61% - 77%	Expense Ratio	65% - 76%
Base Cap Rate	10.01%	Base Cap Rate	10.18%	Base Cap Rate	10.05%
Trend applied to Room Income and Expenses: 15.32%					

Class 1					
Rooms Less than	94	Rooms Between	94 - 300	Rooms Greater than	300
Typical Total Income per Room Range	\$56,769 - \$125,517	Typical Total Income per Room Range	\$52,215 - \$70,073	Typical Total Income per Room Range	\$48,261 - \$73,723
Expense Ratio	54% - 72%	Expense Ratio	52% - 71%	Expense Ratio	55% - 73%
Base Cap Rate	11.54%	Base Cap Rate	11.45%	Base Cap Rate	11.26%
Trend applied to Room Income and Expenses: 8.34%					

Class 2					
Rooms Less than	81	Rooms Between	81 - 220	Rooms Greater than	220
Typical Total Income per Room Range	\$36,282 - \$56, 402	Typical Total Income per Room Range	\$39,284 - \$55,253	Typical Total Income per Room Range	\$43,398 - \$55,318
Expense Ratio	52% - 64%	Expense Ratio	49% - 66%	Expense Ratio	51% - 67%
Base Cap Rate	11.67%	Base Cap Rate	11.54%	Base Cap Rate	11.36%
Trend applied to Room Income and Expenses: 10.51%					

Hotel Guidelines

Class 3					
Rooms Less than	45	Rooms Between	45 - 105	Rooms Greater than	105
Typical Total Income per Room Range	\$27,068 - \$42,028	Typical Total Income per Room Range	\$24,972 - \$36,607	Typical Total Income per Room Range	\$28,951 - \$40,889
Expense Ratio	45% - 61%	Expense Ratio	48% - 62%	Expense Ratio	47% - 67%
Base Cap Rate	12.25%	Base Cap Rate	12.14%	Base Cap Rate	11.95%
Trend applied to Room Income and Expenses: 9.97%					

Class 4					
Rooms Less than	32	Rooms Between	32 - 69	Rooms Greater than	69
Typical Total Income per Room Range	\$19,394 - \$34,615	Typical Total Income per Room Range	\$17,473 - \$30,082	Typical Total Income per Room Range	\$18,012 - \$32,011
Expense Ratio	42% - 60%	Expense Ratio	44% - 62%	Expense Ratio	43% - 61%
Base Cap Rate	11.65%	Base Cap Rate	11.55%	Base Cap Rate	11.49%
Trend applied to Room Income and Expenses: 5.03%					

Secondary					
Hotel Class	Apartment	Hotel Class	Dormitory	Hotel Class	HOSTEL, SRO, WELFARE
Typical Total Income per Room Range	\$13,973 - \$22,323	Typical Total Income per Room Range	\$9,012 - \$23,830	Typical Total Income per Room Range	\$7,122 - \$16,322
Expense Ratio	30% - 55%	Expense Ratio	21% - 46%	Expense Ratio	29% - 60%
Base Cap Rate	11.15%	Base Cap Rate	11.10%	Base Cap Rate	11.20%
Trend applied to Room Income and Expenses: 5.03%					

Tax Class 4 Income and Expense Trends by Property Types

Guidelines Category	Median Income Trend Factor	Median Expense Trend Factor
Citywide Garages	-0.95%	2.04%
Factories/Warehouses/Storage		
•Manhattan	1.75%	2.61%
•Bronx	1.75%	2.61%
•Brooklyn	1.75%	2.61%
•Queens	1.75%	2.61%
•Staten Island	1.75%	2.61%
Retail		
•Manhattan South of 125th St. and Downtown Brooklyn	0.00%	0.00%
•Manhattan North of 125th St.	-0.20%	2.29%
•Bronx	-0.20%	2.29%
•Brooklyn (Exclude Downtown Brooklyn)	-0.20%	2.29%
•Queen	-0.20%	2.29%
•Staten Island	-0.20%	2.29%
Office		
•Manhattan Class A/B/T and Downtown Brooklyn Office Class A	3.56%	2.31%
•Manhattan Non Class A/B/T South of 110th St.	0.08%	2.85%
•Manhattan Non Class A/B/T North of 110th St.	1.47%	2.36%
•Bronx	1.47%	2.36%
•Brooklyn (Exclude Downtown Brooklyn Class A)	1.47%	2.36%
•Queens	1.47%	2.36%
•Staten Island	1.47%	2.36%

Tax Class 2 Income and Expense Trends by Property Types

Guidelines Category		Median Income Trend Factor	Median Expense Trend factor
Outerborough	Regulated Walk Up Buildings	1.79%	0.22%
	Regulated Pre-73 Elevator buildings	2.11%	0.21%
	Regulated Post-73 Elevator Buildings	2.11%	0.21%
	Unregulated Walk Up Buildings	1.57%	0.92%
	Unregulated Pre-73 Elevator Buildings	1.67%	0.95%
	Unregulated Post-73 Elevator Buildings	1.67%	0.95%
Manhattan	Regulated Walk Up Buildings	0.99%	0.33%
	Regulated Pre-73 Elevator buildings	1.52%	1.10%
	Regulated Post-73 Elevator Buildings	1.52%	1.10%
	Unregulated Walk Up Buildings	-0.65%	0.94%
	Unregulated Pre-73 Elevator Buildings	0.35%	1.26%
	Unregulated Post-73 Elevator Buildings	0.35%	1.26%

Manhattan – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Building Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		8.07	14.71	19.11	29.26
Income					
Low	\$ 38.16	\$ 308	\$ 561	\$ 729	\$ 1,117
Median	\$ 43.15	\$ 348	\$ 635	\$ 825	\$ 1,263
High	\$ 48.47	\$ 391	\$ 713	\$ 926	\$ 1,418

RX01 includes neighborhoods: ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96), UPPER WEST SIDE (96-116).

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		4.12	8.18	9.68	11.32
Income					
Low	\$ 17.81	\$ 73	\$ 146	\$ 172	\$ 202
Median	\$ 20.52	\$ 85	\$ 168	\$ 199	\$ 232
High	\$ 23.65	\$ 97	\$ 193	\$ 229	\$ 268

RX02 includes neighborhoods: CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, SOUTHBRIDGE, UPPER EAST SIDE (96-110), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		9.34	14.10	18.17	20.51
Income					
Low	\$ 43.84	\$ 409	\$ 618	\$ 797	\$ 899
Median	\$ 53.54	\$ 500	\$ 755	\$ 973	\$ 1,098
High	\$ 69.28	\$ 647	\$ 977	\$ 1,259	\$ 1,421

RX03 includes neighborhoods: GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST.

Income = Gross Income per sq.ft.

GIM = Gross Income Multiplier

Manhattan – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums
Approximate Market Value by Buiding Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
Income		8.09	14.05	20.69	26.51
Low	\$ 38.78	\$ 314	\$ 545	\$ 802	\$ 1,028
Median	\$ 43.96	\$ 356	\$ 618	\$ 910	\$ 1,165
High	\$ 50.58	\$ 409	\$ 711	\$ 1,047	\$ 1,341
<p>CX01 includes neighborhoods: ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, SOUTHBRIDGE, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96).</p>					

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
Income		4.34	8.74	10.20	11.91
Low	\$ 17.96	\$ 78	\$ 157	\$ 183	\$ 214
Median	\$ 20.79	\$ 90	\$ 182	\$ 212	\$ 248
High	\$ 24.47	\$ 106	\$ 214	\$ 250	\$ 291
<p>CX02 includes neighborhoods: CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, UPPER EAST SIDE (96-110), UPPER WEST SIDE (96-116), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER.</p>					

Income = Gross Income per sq.ft.
 GIM = Gross Income Multiplier

Bronx – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Buiding Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.70	9.40	10.46	13.00
Income					
Low	\$ 16.33	\$ 109	\$ 154	\$ 171	\$ 212
Median	\$ 19.44	\$ 130	\$ 183	\$ 203	\$ 253
High	\$ 23.51	\$ 158	\$ 221	\$ 246	\$ 306

RX04 includes neighborhoods: BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE, WOODLAWN.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.44	8.96	9.97	12.39
Income					
Low	\$ 16.43	\$ 106	\$ 147	\$ 164	\$ 204
Median	\$ 19.50	\$ 126	\$ 175	\$ 194	\$ 242
High	\$ 23.62	\$ 152	\$ 212	\$ 235	\$ 293

CX03 includes neighborhoods: BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE, WOODLAWN.

Income = Gross Income per sq.ft.
GIM = Gross Income Multiplier

Brooklyn – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Buiding Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		4.76	13.42	20.46	23.86
Income					
Low	\$ 29.83	\$ 142	\$ 400	\$ 610	\$ 712
Median	\$ 35.25	\$ 168	\$ 473	\$ 721	\$ 841
High	\$ 40.67	\$ 194	\$ 546	\$ 832	\$ 970

RX05 includes neighborhoods: BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON MALL, FORT GREENE, PARK SLOPE, WINDSOR TERRACE.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		8.12	13.14	16.99	19.37
Income					
Low	\$ 22.27	\$ 181	\$ 293	\$ 378	\$ 431
Median	\$ 25.31	\$ 206	\$ 333	\$ 430	\$ 490
High	\$ 29.34	\$ 238	\$ 386	\$ 498	\$ 568

RX07 includes neighborhoods: CLINTON HILL, DOWNTOWN-FULTON FERRY, DOWNTOWN-METROTECH, GOWANUS, GREENPOINT, MANHATTAN BEACH, NAVY YARD, OLD MILL BASIN, PARK SLOPE SOUTH, PROSPECT HEIGHTS, RED HOOK, WILLIAMSBURG-EAST, WILLIAMSBURG-NORTH, WILLIAMSBURG-SOUTH.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.14	10.58	12.85	17.92
Income					
Low	\$ 16.43	\$ 101	\$ 174	\$ 211	\$ 294
Median	\$ 18.86	\$ 116	\$ 200	\$ 242	\$ 338
High	\$ 22.10	\$ 136	\$ 234	\$ 284	\$ 396

RX06 includes neighborhoods: BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WYCKOFF HEIGHTS.

Income = Gross Income per sq.ft.

GIM = Gross Income Multiplier

Brooklyn – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Building Category (BCAT) table

Income \ GIM		GIM	10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
			5.45	12.34	17.90	20.70
Low	\$ 25.31	\$ 138	\$ 312	\$ 453	\$ 524	
Median	\$ 31.01	\$ 169	\$ 383	\$ 555	\$ 642	
High	\$ 37.62	\$ 205	\$ 464	\$ 673	\$ 779	

CX04 includes neighborhoods: BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, CLINTON HILL, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON FERRY, DOWNTOWN-FULTON MALL, FORT GREENE, GREENPOINT, MANHATTAN BEACH, OLD MILL BASIN, PARK SLOPE, PARK SLOPE SOUTH, PROSPECT HEIGHTS, WILLIAMSBURG-NORTH, WINDSOR TERRACE.

Income \ GIM		GIM	10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
			5.39	9.21	11.31	16.21
Low	\$ 16.63	\$ 90	\$ 153	\$ 188	\$ 270	
Median	\$ 19.31	\$ 104	\$ 178	\$ 218	\$ 313	
High	\$ 22.86	\$ 123	\$ 211	\$ 259	\$ 371	

CX05 includes neighborhoods: BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DOWNTOWN-METROTECH, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GOWANUS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, NAVY YARD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, RED HOOK, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WILLIAMSBURG-EAST, WILLIAMSBURG-SOUTH, WYCKOFF HEIGHTS.

Income = Gross Income per sq.ft.

GIM = Gross Income Multiplier

Queens – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Buiding Category (BCAT) table

Income \ GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		5.66	9.31	11.06	15.36
Low	\$ 19.71	\$ 112	\$ 184	\$ 218	\$ 303
Median	\$ 21.87	\$ 124	\$ 204	\$ 242	\$ 336
High	\$ 24.39	\$ 138	\$ 227	\$ 270	\$ 375

RX08 includes neighborhoods: AIRPORT LA GUARDIA, ASTORIA, BAYSIDE, BEECHURST, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, CORONA, ELMHURST, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FOREST HILLS, HILLCREST, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA HILLS, LONG ISLAND CITY, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SUNNYSIDE, WHITESTONE, WOODSIDE.

Income \ GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		5.16	8.69	9.86	10.64
Low	\$ 16.49	\$ 85	\$ 143	\$ 163	\$ 175
Median	\$ 18.50	\$ 95	\$ 161	\$ 182	\$ 197
High	\$ 20.57	\$ 106	\$ 179	\$ 203	\$ 219

RX09 includes neighborhoods: ARVERNE, BELLE HARBOR, COLLEGE POINT, DOUGLSTON, EAST ELMHURST, FAR ROCKAWAY, FLUSHING-SOUTH, GLENDALE, HAMMELS, HOLLIS, HOLLISWOOD, JAMAICA ESTATES, KEW GARDENS, LAURELTON, LITTLE NECK, MASPETH, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, SPRINGFIELD GARDENS, ST. ALBANS, WOODHAVEN.

Income \ GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.26	10.17	11.82	16.16
Low	\$ 18.24	\$ 114	\$ 186	\$ 216	\$ 295
Median	\$ 20.66	\$ 129	\$ 210	\$ 244	\$ 334
High	\$ 23.42	\$ 147	\$ 238	\$ 277	\$ 378

CX06 includes neighborhoods: AIRPORT LA GUARDIA, ARVERNE, ASTORIA, BAYSIDE, BEECHURST, BELLE HARBOR, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, COLLEGE POINT, CORONA, DOUGLSTON, EAST ELMHURST, ELMHURST, FAR ROCKAWAY, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FLUSHING-SOUTH, FOREST HILLS, GLENDALE, HAMMELS, HILLCREST, HOLLIS, HOLLISWOOD, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA ESTATES, JAMAICA HILLS, KEW GARDENS, LAURELTON, LITTLE NECK, LONG ISLAND CITY, MASPETH, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SPRINGFIELD GARDENS, ST. ALBANS, SUNNYSIDE, WHITESTONE, WOODHAVEN, WOODSIDE.

Income = Gross Income per sq.ft.

GIM = Gross Income Multiplier

Staten Island – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Building Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
Income		7.12	9.62	11.00	16.05
Low	\$ 10.46	\$ 74	\$ 101	\$ 115	\$ 168
Median	\$ 14.91	\$ 106	\$ 143	\$ 164	\$ 239
High	\$ 20.04	\$ 143	\$ 193	\$ 220	\$ 322

RX10 includes neighborhoods: ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTEVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
Income		5.82	7.94	9.03	13.17
Low	\$ 11.08	\$ 64	\$ 88	\$ 100	\$ 146
Median	\$ 15.59	\$ 91	\$ 124	\$ 141	\$ 205
High	\$ 20.30	\$ 118	\$ 161	\$ 183	\$ 267

CX07 includes neighborhoods: ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTEVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW.

Income = Gross Income per sq.ft.

GIM = Gross Income Multiplier

Class 2ABC BCAT Definitions

Apartment Buildings with less than 11 units - Residential Only

BORO	BCAT	NEIGHBOR
Manhattan	RX01	ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96), UPPER WEST SIDE (96-116)
Manhattan	RX02	CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, SOUTHBRIDGE, UPPER EAST SIDE (96-110), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER
Manhattan	RX03	GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST
Bronx	RX04	BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE,
Brooklyn	RX05	BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON MALL, FORT GREENE, PARK SLOPE, WINDSOR TERRACE
Brooklyn	RX06	BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WYCKOFF HEIGHTS
Brooklyn	RX07	CLINTON HILL, DOWNTOWN-FULTON FERRY, DOWNTOWN-METROTECH, GOWANUS, GREENPOINT, MANHATTAN BEACH, NAVY YARD, OLD MILL BASIN, PARK SLOPE SOUTH, PROSPECT HEIGHTS, RED HOOK, WILLIAMSBURG-EAST, WILLIAMSBURG-NORTH, WILLIAMSBURG-SOUTH
Queens	RX08	AIRPORT LA GUARDIA, ASTORIA, BAYSIDE, BEECHURST, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, CORONA, ELMHURST, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FOREST HILLS, HILLCREST, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA HILLS, LONG ISLAND CITY, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SUNNYSIDE,
Queens	RX09	ARVERNE, BELLE HARBOR, COLLEGE POINT, DOUGLSTON, EAST ELMHURST, FAR ROCKAWAY, FLUSHING-SOUTH, GLENDALE, HAMMELS, HOLLIS, HOLLISWOOD, JAMAICA ESTATES, KEW GARDENS, LAURELTON, LITTLE NECK, MASPETH, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, SPRINGFIELD GARDENS, ST. ALBANS, WOODHAVEN
Staten Island	RX10	ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTEVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW

Class 2ABC BCAT Definitions

Apartment Buildings with less than 11 units - Mixed Use

BORO	BCAT	NEIGHBOR
Manhattan	CX01	ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, SOUTHBRIDGE, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96)
Manhattan	CX02	CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, UPPER EAST SIDE (96-110), UPPER WEST SIDE (96-116), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER
Bronx	CX03	BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE,
Brooklyn	CX04	BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, CLINTON HILL, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON FERRY, DOWNTOWN-FULTON MALL, FORT GREENE, GREENPOINT, MANHATTAN BEACH, OLD MILL BASIN, PARK SLOPE, PARK SLOPE SOUTH, PROSPECT HEIGHTS, WILLIAMSBURG-NORTH, WINDSOR TERRACE
Brooklyn	CX05	BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DOWNTOWN-METROTECH, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GOWANUS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, NAVY YARD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, RED HOOK, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WILLIAMSBURG-EAST, WILLIAMSBURG-SOUTH, WYCKOFF HEIGHTS
Queens	CX06	AIRPORT LA GUARDIA, ARVERNE, ASTORIA, BAYSIDE, BEECHHURST, BELLE HARBOR, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, COLLEGE POINT, CORONA, DOUGLSTON, EAST ELMHURST, ELMHURST, FAR ROCKAWAY, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FLUSHING-SOUTH, FOREST HILLS, GLENDALE, HAMMELS, HILLCREST, HOLLIS, HOLLISWOOD, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA ESTATES, JAMAICA HILLS, KEW GARDENS, LAURELTON, LITTLE NECK, LONG ISLAND CITY, MASPETH, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SPRINGFIELD GARDENS, ST. ALBANS, SUNNYSIDE, WHITESTONE, WOODHAVEN, WOODSIDE
Staten Island	CX07	ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTEVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW