

TABLE OF CONTENTS

2025 Assessment Appeals And Outcomes By Tax Class A1

Remedial Actions By Tax Commission On Applications In 2025 For 2024
Assessments A2

2025 Pro Se Assessment Appeals And Outcomes By Tax ClassA3

2025 Assessment Appeals And Outcomes By Property Type A4

2025 Assessment Appeals And Outcomes By Reduction % RangeA5

2025 Assessment Appeals And Outcomes By Borough A6

Procedural Delineation Of 2024 Assessment Appeals A7

NEW YORK CITY TAX COMMISSION 2025 ANNUAL REPORT
2025 ASSESSMENT APPEALS AND OUTCOMES BY TAX CLASS

APPEALS				CURRENT YEAR OFFERS RECEIVED			CURRENT YEAR OFFERS ACCEPTED		
REAL PROPERTY DESIGNATION	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF ASSESSMENTS	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF OFFER	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF REDUCTION
TAX CLASS 1	1,767	4,479	\$ 321,587,664	80	80	\$ 4,674,290	58	58	\$ 4,173,456
TAX CLASS 2	30,462	213,628	\$ 132,287,301,949	4,148	45,029	\$ 1,975,564,773	3,546	42,037	\$ 1,744,323,744
TAX CLASS 3	86	86	\$ 5,157,097,284	0	0	\$ 0	0	0	\$ 0
TAX CLASS 4	24,883	45,097	\$ 146,871,641,552	4,339	9,767	\$ 2,734,284,625	3,434	8,100	\$ 2,204,862,174
TOTAL	57,198	263,290	\$ 284,637,628,449	8,567	54,876	\$ 4,714,523,688	7,038	50,195	\$ 3,953,359,374

NEW YORK CITY TAX COMMISSION 2025 ANNUAL REPORT

REMEDIAL ACTIONS BY TAX COMMISSION ON APPLICATIONS IN 2025 FOR 2024 ASSESSMENTS

OFFERS TO REDUCE 2024 ASSESSMENTS			ACCEPTED OFFERS TO REDUCE 2024 ASSESSMENTS		
APPLICATIONS	COLLECTIVE AMOUNT OF ASSESSMENTS AT ISSUE	COLLECTIVE AMOUNT OF ASSESSMENT REDUCTION OFFERS	APPLICATIONS	COLLECTIVE AMOUNT OF ASSESSMENTS NO LONGER AT ISSUE	COLLECTIVE AMOUNT OF ACCEPTED ASSESSMENT REDUCTION OFFERS
2,471	\$ 20,165,360,381	\$ 1,602,664,768	1,635	\$ 13,203,776,457	\$ 994,083,131

NEW YORK CITY TAX COMMISSION 2025 ANNUAL REPORT

2025 PRO SE ASSESSMENT APPEALS AND OUTCOMES BY TAX CLASS

APPEALS				CURRENT YEAR OFFERS RECEIVED			CURRENT YEAR OFFERS ACCEPTED		
REAL PROPERTY DESIGNATION	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF ASSESSMENTS	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF OFFER	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF REDUCTION
TAX CLASS 1	251	249	\$ 21,210,779	26	26	\$ 289,369	21	21	\$ 225,696
TAX CLASS 2	244	280	\$ 138,827,077	64	97	\$ 3,469,205	40	73	\$ 2,626,845
TAX CLASS 4	229	233	\$ 1,447,752,677	52	52	\$ 3,815,662	32	32	\$ 1,680,875
TOTAL	724	762	\$ 1,607,790,533	142	175	\$ 7,574,236	93	126	\$ 4,533,416

NEW YORK CITY TAX COMMISSION 2025 ANNUAL REPORT

2025 ASSESSMENT APPEALS AND OUTCOMES - BY PROPERTY TYPE

APPEALS				CURRENT YEAR OFFERS RECEIVED			CURRENT YEAR OFFERS ACCEPTED		
REAL PROPERTY DESIGNATION	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF ASSESSMENTS	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF OFFER	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF REDUCTION
TAX CLASS 1	1,767	4,479	\$ 321,587,664	80	80	\$ 4,674,290	58	58	\$ 4,173,456
CONDOMINIUMS	56	1,369	\$ 36,025,871	10	10	\$ 112,220	9	9	\$ 110,384
1,2 & 3 FAMILY	1,473	2,883	\$ 192,392,593	51	51	\$ 1,567,147	35	35	\$ 1,188,739
VACANT LAND	103	103	\$ 61,974,448	0	0	\$ 0	0	0	\$ 0
OTHER	135	124	\$ 31,194,752	19	19	\$ 2,994,923	14	14	\$ 2,874,333
TAX CLASS 2	30,462	213,628	\$ 132,287,301,949	4,148	45,029	\$ 1,975,564,773	3,546	42,037	\$ 1,744,323,744
CONDOMINIUMS	4,051	187,281	\$ 41,592,475,578	1,006	41,887	\$ 951,960,673	886	39,377	\$ 835,051,699
2-10 FAMILY	5,500	5,495	\$ 3,511,146,641	771	771	\$ 65,915,704	653	653	\$ 55,286,310
COOPERATIVES	4,076	4,066	31,537,708,195	581	581	321,944,283	507	507	287,767,627
RENTAL APTS	16,835	16,786	\$ 55,645,971,535	1,790	1,790	\$ 635,744,113	1,500	1,500	\$ 566,218,108
TAX CLASS 3	86	86	\$ 5,157,097,284	0	0	\$ 0	0	0	\$ 0
UTILITY PROPERTY	86	86	\$ 5,157,097,284	0	0	\$ 0	0	0	\$ 0
TAX CLASS 4	24,883	45,097	\$ 146,871,641,552	4,339	9,767	\$ 2,734,284,625	3,434	8,100	\$ 2,204,862,174
CONDOMINIUMS	3,601	23,998	\$ 29,865,025,784	830	6,258	\$ 679,280,361	645	5,311	\$ 554,007,218
OFFICES/LOFTS	3,626	3,600	\$ 72,090,160,044	675	675	\$ 1,194,235,250	557	557	\$ 1,032,698,068
STORES	8,004	7,914	\$ 15,719,925,585	1,423	1,423	\$ 354,102,052	1,131	1,131	\$ 239,806,290
INDUSTRIAL	3,494	3,475	\$ 6,839,260,519	605	605	\$ 172,604,528	481	481	\$ 132,998,472
HOTELS	804	799	\$ 9,800,486,919	30	30	\$ 52,822,541	29	29	\$ 42,539,805
VACANT LAND	968	957	\$ 1,575,237,006	62	62	\$ 43,053,689	48	48	\$ 41,142,929
OTHER	4,386	4,354	\$ 10,981,545,695	714	714	\$ 238,186,204	543	543	\$ 161,669,392
TOTAL	57,198	263,290	\$ 284,637,628,449	8,567	54,876	\$ 4,714,523,688	7,038	50,195	\$ 3,953,359,374

NEW YORK CITY TAX COMMISSION 2025 ANNUAL REPORT

2025 ASSESSMENT APPEALS AND OUTCOMES – BY REDUCTION % RANGE

CURRENT YEAR OFFERS RECEIVED				CURRENT YEAR OFFERS ACCEPTED		
RANGE OF OFFER %	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF OFFER	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF REDUCTION
UNDER 10%	4,823	35,961	\$ 2,429,399,327	3,927	32,736	\$ 2,056,628,407
10% - UNDER 20%	2,737	16,752	\$ 1,469,144,440	2,298	15,673	\$ 1,280,538,236
20% - UNDER 30%	809	1,772	\$ 641,662,156	654	1,443	\$ 470,377,399
30% - Above	198	391	\$ 174,317,765	159	343	\$ 145,815,332
TOTAL	8,567	54,876	\$ 4,714,523,688	7,038	50,195	\$ 3,953,359,374

NEW YORK CITY TAX COMMISSION 2025 ANNUAL REPORT

2025 ASSESSMENT APPEALS AND OUTCOMES - BY BOROUGH

APPEALS				CURRENT YEAR OFFERS RECEIVED			CURRENT YEAR OFFERS ACCEPTED		
BOROUGH	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF ASSESSMENTS	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF OFFER	APPLICATIONS	TAX LOTS	COLLECTIVE AMOUNT OF REDUCTION
BRONX	6,772	20,638	\$ 11,757,144,752	609	735	\$ 131,460,700	480	604	\$ 101,797,273
BROOKLYN	14,543	53,995	\$ 34,559,038,664	2,294	9,877	\$ 598,159,062	1,878	8,916	\$ 478,637,470
MANHATTAN	22,694	143,509	\$ 206,792,649,075	4,024	38,463	\$ 3,609,854,534	3,351	35,710	\$ 3,083,783,436
QUEENS	11,658	41,802	\$ 28,615,826,051	1,453	5,593	\$ 312,077,313	1,187	4,802	\$ 250,645,658
STATEN ISLAND	1,531	3,346	\$ 2,912,969,907	187	208	\$ 62,972,079	142	163	\$ 38,495,537
TOTAL	57,198	263,290	\$ 284,637,628,449	8,567	54,876	\$ 4,714,523,688	7,038	50,195	\$ 3,953,359,374

NEW YORK CITY TAX COMMISSION 2025 ANNUAL REPORT

PROCEDURAL DELINEATION OF 2025 ASSESSMENT APPEALS

	APPLICATIONS	TAX LOTS
NOT ELIGIBLE FOR REVIEW	4,827	11,660
LATE FILING	17	17
INCOMPLETE FILING	131	469
REQUIRED DEPT. OF FINANCE INCOME AND EXPENSE STATEMENT (“RPIE”) NOT FILED, LATE OR IMPROPER	592	640
REQUIRED TAX COMMISSION INCOME AND EXPENSE FORM (“TCIE”) NOT FILED, LATE OR IMPROPER	3,227	6,316
UNEXCUSED NON-APPEARANCE BY APPLICANT OR REPRESENTATIVE AT SCHEDULED HEARING	51	51
WITHDRAWN BY APPLICANT	340	1,450
OTHER	469	2,717
ELIGIBLE FOR REVIEW	52,371	251,630
REQUESTED IN PERSON HEARING	29,903	198,192
HEARINGS CONDUCTED BY TELEPHONE	93	93
REQUIRED FACTUAL SUBSTANTIATION NOT SUBMITTED	206	371
SUBSTANTIVE HEARING DECLINED AFTER APPLICATION FILED	21,093	51,890
REQUESTED REVIEW ON PAPERS	1,076	1,084
TOTAL	57,198	263,290