

ATTY GROUP # _____

2025/26 TAX COMMISSION ANALYSIS TEMPLATE

BOROUGH: _____ **BLOCK(S):** _____ **LOT(S):** _____ **CONDO#:** _____

TOTAL ACTUAL ASSESSMENT 2025/26: _____ PSF (PER SQUARE FOOT)

BUILDING CLASS: _____ 2024/25: _____ PSF

TOTAL BUILDING(S) SQUARE FOOTAGE: _____ TOTAL LAND SQUARE FOOTAGE: _____

INCOME APPROACH

2025/26

2024/25

GROSS INCOME: ___ACTUAL, ___ESTIMATED ___ADJUSTED _____ PSF _____ PSF

EXPENSES: ___ACTUAL, ___ESTIMATED ___ADJUSTED _____ PSF _____ PSF

NET OPERATING INCOME: _____ PSF _____ PSF

CAPITALIZATION RATE: _____

INDICATED ASSESSMENT: _____ PSF _____ PSF

REQUESTED ASSESSMENT: _____ PSF _____ PSF

| GROSS INCOME COMPARABLES | | | | | | | | |
|--------------------------|---------|-------|-----|-------------|------------|----------|--------------|--------|
| | BOROUGH | BLOCK | LOT | BLDG. CLASS | YR BLT/ALT | #STORIES | BLDG SQ. FT. | GI/PSF |
| SUBJECT | | | | | | | | |
| COMP 1 | | | | | | | | |
| COMP 2 | | | | | | | | |
| COMP 3 | | | | | | | | |

SALES COMPARISON APPROACH

| | BOROUGH | BLOCK | LOT | BLDG. CLASS | YR.BLT. | LAND SQ.FT | BLDG SQ.FT. | SALE DATE | SALE PRICE | PRICE/PSF |
|---------|---------|-------|-----|-------------|---------|------------|-------------|-----------|------------|-----------|
| SUBJECT | | | | | | | | | | |
| COMP 1 | | | | | | | | | | |
| COMP 2 | | | | | | | | | | |
| COMP 3 | | | | | | | | | | |

COMMENT SECTION (ADJUSTMENTS, COST APPROACH, LAND ANALYSIS, BACK YEAR LIABILITY, ETC.):
