NYC Department of Finance

Notice of Property Value
66 John Street
Room 104 Mailroom
New York, NY 10038

NOTICE OF PROPERTY VALUE
Tax Year 2024-25
(This is not a bill.)

ELECTRONIC SERVICE REQUESTED

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K4502-0066698 P005 T00302 ********SCH 5-DIGIT 10036
CHARLES HENRY PROPERTIES, LLC
CLAUDE SIMON
534 W. 42ND ST. APT. 8
NEW YORK, NY 10036-6221

January 15, 2024

Owner
CHARLES HENRY PROPERTIES, LLC

Property Address
336 EAST 56 STREET

Borough: 1 **Block:** 1348 **Lot:** 35

Tax Class: 2B **Building Class:** D6 **Units:** 6 Residential - 2 Non-Residential

YOUR NOTICE OF PROPERTY VALUE (NOPV) AT A GLANCE

2024-25 Market Value: $2,894,400

2024-25 Assessed Value: $775,258

Your property tax exemptions: None

See below for an estimate of your 2024-25 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 2024-25, 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 2024-25.

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.

ESTIMATED 2024-25 PROPERTY TAX

We cannot calculate your 2024-25 property tax until the new tax rate is established by the city council. Until then, you will pay the 2023-24 rate. The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 12.502%. This table is provided for informational purposes only; the actual amount you owe may differ.

Please note that property tax abatements, including the co-op/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
2024-25	$775,258	x	0.12502	=	$96,922.76

KEY DATES

March 1, 2024

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

March 15, 2024

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

April 1, 2024

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

July 1, 2024

Tax year begins.

To learn more, visit 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 for more information about property valuation and taxation.

Your property belongs to one of four broad tax classes and a specific building class.

Your property's tax class helps determine how the Department of Finance calculates what you must pay in property taxes.

The Department of Finance estimates that as of January 5, 2024, the market value for this property is $2,894,400.

The Department of Finance calculates your property's value based on the change in year over year value per square foot of similar properties.

Each year, the Department of Finance values approximately 1.1 million properties with a total combined value of $1.4 trillion. Much of the data we collect during the assessment process is available online. For more information about how properties are assessed and valued in New York City, visit www.nyc.gov/nopv.

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 3, 2024. 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 for more information.

RPIE filers with a tentative actual assessed value of $750,000 or greater will be required to file an addendum containing rent roll information for the tax year during which filing of the income and expense statement is required.

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

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 www.nyc.gov/nopv, or by calling 311.

Many property owners consider requesting review of their market value in hopes of reducing their property tax. However, your property tax will not go down unless you can prove that the market value should be lower than the effective market value.

Deadline: April 1, 2024

Challenge Your Assessed Value
with the New York City Tax Commission

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.

Your application must be received by the filing deadline. To access Tax Commission appeal forms, visit www.nyc.gov/taxcommission. You may also visit a Department of Finance business center (locations at www.nyc.gov/nopv). For more information, call 311.

Deadline: March 1, 2024

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 or by calling 311.

Owner(s): CHARLES HENRY PROPERTIES, LLC

Building Class: D6 (Elevator apartments)

Borough: 1 (Manhattan)

Block: 1348

Lot: 35

Number of Buildings:	1	**Gross Square Footage:**	3,744
Number of Stories:	4.00	**Number of Residential Units:**	6
Structure Type:	Highrise Apt	**Gross Residential Square Footage:**	2,808
Grade:	B Grade	**Number of Commercial Units:**	2
Construction Type:	Masonry	**Gross Commercial Square Footage:**	936
Primary Zoning:	R8	**Year Built:**	1910

WHAT'S CHANGED: COMPARING TAX YEARS 2023-24 AND 2024-25

	Current Year (2023-24)	Next Year (2024-25)	Change
Market Value	$2,412,000	$2,894,400	+$482,400
Assessment Percentage	45%	45%	--
Assessed Value	$760,942	$775,258	+$14,316
Effective Market Value	$1,690,982	$1,722,795	+$31,813
Exemption Value	$0	$0	+$0
Taxable Value	$760,942	$775,258	+$14,316

- **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%.
- **Assessed value** is calculated by multiplying your market value by the assessment percentage. Your assessed value is subject to caps which limit how much it can increase each year.
- **Effective market value** is calculated by dividing the assessed value by the assessment percentage.
- **Exemption value** is the amount of the reduction in your assessed value as a result of any property tax exemptions you receive.
- **Taxable value** is the assessed value minus the 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.

New in 2024! Due to a change in state law, more seniors and people with disabilities may qualify for the Senior Citizen Homeowners' Exemption (SCHE) or Disabled Homeowners' Exemption (DHE)—even if you were previously denied on the basis of income. For details and to apply, visit www.nyc.gov/nopv or call 311.

The deadline to apply for homeowner exemptions is March 15, 2024.

CO-OP/CONDO TAX ABATEMENT

Owners of cooperative and condominium units can receive an abatement that will help them save money on their property taxes.

The unit(s) must be in an eligible building and must be the owner's primary residence.

More information about the abatement—including the application, the primary residency verification requirement, and the renewal process—is available at www.nyc.gov/nopv.

If you have questions or need additional information, contact the Department of Finance at 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

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

DEPARTMENT OF FINANCE OUTREACH EVENTS

Receive help with your notice of property value. For more information about the events, including how to register and receive updates, visit www.nyc.gov/nopv or call 311. Bring your NOPV to the event.

All events begin at 5:00 p.m. and end at 8:00 p.m.	
February 1 Staten Island	Staten Island JCC 1466 Manor Road
February 7 Queens	Queens Borough Hall 120-55 Queens Boulevard
February 8 Bronx	Bronx Borough Hall 851 Grand Concourse, Rotunda
February 12 Brooklyn	Brooklyn Borough Hall 209 Joralemon Street
February 20 Manhattan	David Dinkins Municipal Building 1 Centre Street, Mezzanine North

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 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 or by calling 311.