



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

# NOTICE OF PROPERTY VALUE

## Tax Year 2026-27

(This is not a bill.)

### ELECTRONIC SERVICE REQUESTED

#473123926011601#  
P4731-0380900 P035 T01724 \*\*\*\*\*SCH 5-DIGIT 10036  
CHARLES HENRY PROPERTIES, LLC  
CLAUDE SIMON  
534 W. 42ND ST. APT. 8  
NEW YORK, NY 10036-6221



January 16, 2026

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

2026-27 Market Value: \$2,778,000

2026-27 Assessed Value: \$848,104

Your property tax exemptions: None

See below for an estimate of your 2026-27 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 2026-27, 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 2026-27.

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](http://www.nyc.gov/nopv).

### ESTIMATED 2026-27 PROPERTY TAX

We cannot calculate your 2026-27 property tax until the new tax rate is established by the city council. Until then, you will pay the 2025-26 rate. The table below estimates the amount you will owe by multiplying the taxable value of your property by the current tax rate of 12.439%. 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
2026-27	\$848,104	x	0.12439	=	\$105,495.66

### KEY DATES

#### March 2, 2026

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

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

#### March 16, 2026

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

#### July 1, 2026

Tax year begins.

To learn more, visit  
[www.nyc.gov/nopv](http://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](http://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, 2026, the market value for this property is \$2,778,000.

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 1.2 million properties with a total combined value of \$1.5 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](http://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 1, 2026. 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](http://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](http://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: March 2, 2026**

### 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](http://www.nyc.gov/taxcommission). You may also visit a Department of Finance business center (locations at [www.nyc.gov/nopv](http://www.nyc.gov/nopv)). For more information, call 311.

**Deadline: March 2, 2026**

## 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](http://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 2025-26 AND 2026-27

	Current Year (2025-26)	Next Year (2026-27)	Change
Market Value	\$3,473,000	\$2,778,000	-\$695,000
Assessment Percentage	45%	45%	--
Assessed Value	\$785,285	\$848,104	+\$62,819
Effective Market Value	\$1,745,077	\$1,884,675	+\$139,598
Exemption Value	\$0	\$0	+\$0
Taxable Value	\$785,285	\$848,104	+\$62,819

- **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.

The deadline to apply for homeowner exemptions is March 16, 2026. For more information, visit [www.nyc.gov/nopv](http://www.nyc.gov/nopv) or call 311.

New York State offers a STAR benefit that covers many homeowners and an Enhanced STAR benefit for seniors. If you applied with the state for the STAR or Enhanced STAR credit after March 15, 2015, the credit will not appear on this notice. Visit [www.tax.ny.gov/star](http://www.tax.ny.gov/star) for more information.

## 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](http://www.nyc.gov/nopv).

If you have questions or need additional information, contact the Department of Finance at [www.nyc.gov/contactcoopabat](http://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](http://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](http://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.	
<b>February 3</b> Bronx	Bronx Business Center 3030 Third Avenue
<b>February 5</b> Brooklyn	Brooklyn Borough Hall 209 Joralemon Street
<b>February 17</b> Manhattan	Manhattan Business Center 66 John Street
<b>February 19</b> Queens	Queens Borough Hall 120-55 Queens Boulevard
<b>February 24</b> Staten Island	Staten Island JCC 1466 Manor Road

### 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](http://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](http://www.nyc.gov/contactdofeeo) or by calling 311.**

# DID YOU KNOW THAT YOU HAVE RIGHTS AS A TAXPAYER?

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As a taxpaying New Yorker, your rights include:

**The right** to be informed.

**The right** to quality service.

**The right** to understand how your taxes are determined.

**The right** to a fair and just tax system.

**The right** to retain representation.

**The right** to pay no more than the correct amount of tax.

**The right** to finality.

**The right** to privacy.

**The right** to confidentiality.

**The right** to challenge the Dept. of Finance and be heard.

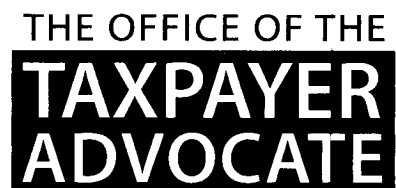
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## **Office of the Taxpayer Advocate**

To learn more about your rights—and to receive help if you feel that your rights have been denied—visit the Office of the Taxpayer Advocate at [www.nyc.gov/taxpayeradvocate](http://www.nyc.gov/taxpayeradvocate).

## **NYC Office of the Taxpayer Advocate**

375 Pearl Street, 26th Floor  
New York, NY 10038



# DO YOU QUALIFY FOR A PROPERTY TAX EXEMPTION?

Exemption	Who is eligible?	Income	Residency/ Ownership	Excluded from lien sale?
<b>Senior Citizen Homeowners' (SCHE)</b>	Seniors 65 and over	\$58,399 or less	Primary residence; owned 1 year or more	Yes
<b>Disabled Homeowners' (DHE)</b>	Owners 18+ with a qualifying disability	\$58,399 or less	Primary residence	Yes
<b>Veterans</b>	US military veterans, widows of veterans, and Gold Star parents. Must have served during designated periods.	No requirement	Primary residence (except Eligible Funds exemption recipients)	Combat and disabled veterans*
<b>Circuit Breaker</b>	All who meet program requirements	\$18,000 or less	Primary residence; property market value less than \$85,000	Yes
<b>School Tax Relief (STAR)</b>	All who meet program requirements	Exemption: \$250,000 or less Credit: \$500,000 or less	Primary residence	No
<b>Enhanced STAR</b>	Seniors 65 and over	\$107,300 or less	Primary residence	No

VISIT [WWW.NYC.GOV/OWNEREXEMPTION](http://WWW.NYC.GOV/OWNEREXEMPTION) OR CALL 311 TO LEARN MORE ABOUT ANY OF THESE PROGRAMS.

\*ELIGIBLE FUNDS EXEMPTION RECIPIENTS WHO PURCHASED PROPERTY WITH POW COMPENSATION ARE ALSO EXCLUDED.

## INFORMATION ABOUT THE CITY'S TAX LIEN SALE PROCESS

A lien is an unpaid tax or charge that is recorded against your property. New York City sells liens to an authorized buyer that adds fees to your debt while interest continues to accrue as determined by City law. The following types of debt may be sold in the tax lien sale – real property taxes; water and sewer charges; and other real-property-related fees and charges, including those for the Emergency Repair Program and Alternative Enforcement Program. Paying your property tax and other property related charges, including water and sewer charges, ensures that you will not lose your property as the result of a lien sale.

The Department of Finance will send you warning notices 90, 60, 30, and 10 days before the sale if your property is at risk so you have an opportunity to take action to remove your property from the at risk pool. If your lien is sold, you will still be responsible for the unpaid charges, plus taxes, fees, interest, and administrative costs. If your lien is sold, you will receive a notice and you should contact the new lien holder to arrange payment. A lien sale is not a transfer of your property,

but failure to pay the lien could lead to the foreclosure of your home.

If you receive a letter or notice from the Department of Finance informing you of overdue charges or that your property may be included in a lien sale, it is important that you take action right away. You can:

- Pay the minimum amount due shown on your lien sale notice
- Enter into a payment agreement
- Submit a Lien Sale Easy Exit application
- Apply for a property tax exemption that will exclude you from the sale
- Submit an Emergency Repair Program certification
- Apply for the Voluntary Foreclosure Program (after a lien is sold)

Active military members may request exclusion from the lien sale by affidavit. More information at [www.nyc.gov/liensale](http://www.nyc.gov/liensale).

### MORE INFORMATION

Visit us at [www.nyc.gov/liensale](http://www.nyc.gov/liensale). You may also email [taxlien@finance.nyc.gov](mailto:taxlien@finance.nyc.gov) or call the Department of Finance's lien sale ombudsman at (212) 440-5408 or senior citizen ombudsman at (212) 440-5407. You may also call 311 for assistance.

For general questions about your water and sewer charges, call the Department of Environmental Protection at (718) 595-7000. For lien sale-related water and sewer questions, call (718) 595-7890 or email [collectionsunit@dep.nyc.gov](mailto:collectionsunit@dep.nyc.gov).