

**SHENKER
ARCHITECTS**

1539 Bath Avenue, Brooklyn, NY 11228-3821

www.sharch.com

718-259-0070

Re: 85-15 Rockaway Beach Boulevard, Queens, NY 11693
B. 16131, L. 10

**Market Value of Structure calculation based on 1 RCNY §3606-01
For determination if improvement to be qualified as “substantial”**

Market Value of Structure =
Estimated Market Value (Total) x $\frac{[\text{Actual AV (Total)} - \text{Actual AV (Land)}]}{\text{Actual AV (Total)}}$

Market Value of Structure = 12,885,000 x $\frac{(5,616,900 - 2,068,650)}{5,616,900}$ = \$7,885,000

See attached Tentative Assessment Roll 2018-2019 for all above data.



02/09/2018

TENTATIVE ASSESSMENT ROLL 2018-2019 | City of New York

Taxable Status Date: January 5, 2018

[EXPLANATION OF ASSESSMENT ROLL](#)

[View January 15, 2018 - Market Value History](#)

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[View January 15, 2017 - Market Value History](#)

[View May 25, 2016 - Market Value History](#)

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[View January 15, 2016 - Market Value History](#)

[View 2016 TENTATIVE ASSESSMENT ROLL](#)

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[View May 25, 2015 - Market Value History](#)

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[View 2014 TENTATIVE ASSESSMENT ROLL](#)

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[View 2013 FINAL ASSESSMENT ROLL](#)

[View 2013 TENTATIVE ASSESSMENT ROLL](#)

[View January 15, 2013 - Market Value History](#)

[View 2012 FINAL ASSESSMENT ROLL](#)

[View May 25, 2012 - Market Value History](#)

[View 2012 TENTATIVE ASSESSMENT ROLL](#)

[View May 25, 2011 - Market Value History](#)

[View 2011 FINAL ASSESSMENT ROLL](#)

[View 2011 TENTATIVE ASSESSMENT ROLL](#)

[View January 15, 2011 - Market Value History](#)

[View 2010 FINAL ASSESSMENT ROLL](#)

[View May 25, 2010 - Market Value History](#)

[View 2010 TENTATIVE ASSESSMENT ROLL](#)

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[View 2006 FINAL ASSESSMENT ROLL](#)

Parcel Information

[◀ Previous BBL](#)

[Next BBL ▶](#)

Owner Name:

DAYTON TOWERS INC

Property Address and Zip Code:

85-15 BEACH 84 STREET 11693

Real Estate Billing Name and Address:

SIGNATURE BANK (NY)

29 W 38TH ST FL 7

NEW YORK NY 10018

Borough: QUEENS

Block: 16131

Lot: 10

Tax Class: 4

Building Class: K6 [Codes](#)

Land Information

Lot Size
262.00FT X 809.00FT

Irregular
IRREG

Corner

Building Information

Number of Buildings
1

Building Size
715.00FT X 159.00FT

Extension

Stories
2

Assessment Information

Description

Land

Total

ESTIMATED MARKET VALUE

12,482,000

ACTUAL AV

2,068,650

5,616,900

ACTUAL EX AV

0

0

TRANS AV

1,286,730

3,311,153

TRANS EX AV

0

0

Taxable/Billable Assessed Value

Assessed Value

SUBJECT TO ADJUSTMENTS, YOUR 2018/19 TAXES WILL BE BASED ON

3,311,153

Property is assessed at the following uniform percentages of full market value, unless limited to a lesser amount by law:

Class 1 - 6%

Class 2 - 45%

Class 3 - 45%

Class 4 - 45%

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MARKET VALUE HISTORY REPORT | City of New York

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[View January 15, 2017 - Market Value History](#)

[View May 25, 2016 - Market Value History](#)

[View 2016 FINAL ASSESSMENT ROLL](#)

[View January 15, 2016 - Market Value History](#)

[View 2016 TENTATIVE ASSESSMENT ROLL](#)

[View 2015 FINAL ASSESSMENT ROLL](#)

[View May 25, 2015 - Market Value History](#)

[View 2015 TENTATIVE ASSESSMENT ROLL](#)

[View January 15, 2015 - Market Value History](#)

[View May 25, 2014 - Market Value History](#)

[View 2014 FINAL ASSESSMENT ROLL](#)

[View January 15, 2014 - Market Value History](#)

[View 2014 TENTATIVE ASSESSMENT ROLL](#)

[View May 25, 2013 - Market Value History](#)

[View 2013 FINAL ASSESSMENT ROLL](#)

[View 2013 TENTATIVE ASSESSMENT ROLL](#)

[View January 15, 2013 - Market Value History](#)

[View 2012 FINAL ASSESSMENT ROLL](#)

[View May 25, 2012 - Market Value History](#)

[View May 25, 2011 - Market Value History](#)

[View 2011 FINAL ASSESSMENT ROLL](#)

[View 2011 TENTATIVE ASSESSMENT ROLL](#)

[View January 15, 2011 - Market Value History](#)

[View 2010 FINAL ASSESSMENT ROLL](#)

[View May 25, 2010 - Market Value History](#)

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January 15, 2018

Parcel Information

[◀ Previous BBL](#)

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Property Address and Zip Code:

85-15 BEACH 84 STREET 11693

Borough:

QUEENS

Block:

16131

Lot:

10

Market Value History

Tax Year

Market Value

2018/19

12,482,000(TENTATIVE)

2017/18

11,839,000

2016/17

11,833,000

2015/16	11,339,000
2014/15	2,014,000

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