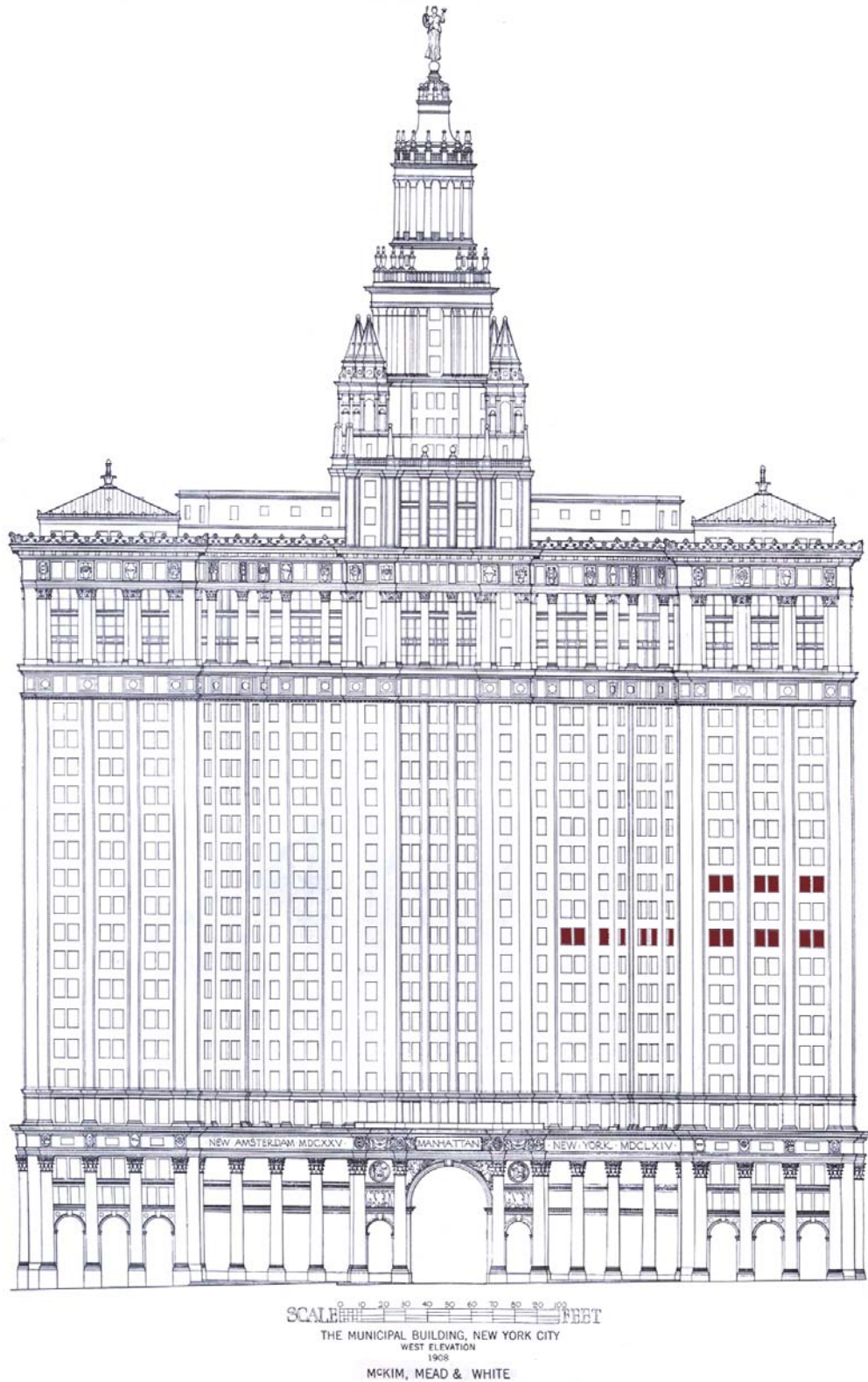


TAX COMMISSION OF THE CITY OF NEW YORK



2006 ANNUAL REPORT

Glenn Newman
President



GLENN NEWMAN
President

THE CITY OF NEW YORK
TAX COMMISSION

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March 1, 2007

Honorable Michael R. Bloomberg
Mayor of the City of New York
City Hall
New York, New York 10007

Dear Mayor Bloomberg:

Pursuant to section 155 of the New York City Charter, I am pleased to submit the 2006 Annual Report of the Tax Commission.

The 2006 Annual Report contains information about the Tax Commission and its mission, functions, operations and resources, an overview of the agency's performance, and statistical profiles of its formal actions, during calendar year 2006. It also contains a statement of its accomplishments and improvements and a summary of plans for 2007.

The Tax Commission hears protests on about 40,000 real property tax assessment-related claims. In administering this process our commitment is to the highest standards of performance and integrity. We take great pride in striving to provide fair, efficient, productive and courteous delivery of service to the taxpayers and professional representatives pursuing administrative assessment review in connection with some 130,000 tax lots citywide each year.

Of course, I am available to respond to any questions or observations you may have concerning the Annual Report as well as the operations of the Tax Commission.

Respectfully yours,

A handwritten signature in blue ink, reading "Glenn Newman".

Glenn Newman

GN/smm
Enclosure



GLENN NEWMAN
President

THE CITY OF NEW YORK
TAX COMMISSION

Municipal Building
1 Centre Street
New York, NY 10007

Telephone: (212) 669-4401
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March 1, 2007

Honorable Christine Quinn
Speaker
The Council of the City of New York
City Hall
New York, New York 10007

Dear Speaker Quinn:

Pursuant to section 155 of the New York City Charter, I am pleased to submit the 2006 Annual Report of the Tax Commission.

The 2006 Annual Report contains information about the Tax Commission and its mission, functions, operations and resources; an overview of the agency's performance, and statistical profiles of its formal actions, during calendar year 2006; a recapitulation of its accomplishments and improvements; and a summary of plans for 2007.

If you have any questions, please call.

Respectfully yours,

A handwritten signature in blue ink, reading "Glenn Newman".

Glenn Newman

GN/smm
Enclosure

MEMBERS OF THE TAX COMMISSION

Glenn Newman, President

Susan Grossman

Aladar G. Gyimesi

Alice D. Olick

Richard Stabile

Kirk P. Tzanides

Vacant

MANAGERIAL STAFF

General Counsel Reed Schneider

Director of Operations Myrna Hall

Director of Information Technology Iftikhar Ahmad

Director of Appraisal & Hearings..... Carlo Silvestri

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ORGANIZATION CHART

Introduction

The Tax Commission's 2006 Annual Report has been prepared for submission to the Mayor and the City Council in accordance with section 155 of the City Charter.

The report contains information about the Tax Commission and its mission, functions, operations and resources, an overview of the agency's performance and statistical profiles of its determinations during calendar year 2006. It also contains a statement of the Tax Commission's accomplishments and improvements and a summary of plans for 2007.

Mission & Functions

The Tax Commission is the City of New York's independent forum for administrative review of real property tax assessments set by the Department of Finance. Pursuant to the New York City Charter and Administrative Code, the Tax Commission's mission is to ensure determinations of real property tax assessment protests are made fairly and efficiently in order to have an effective administrative review process for City assessments.

Annual assessments are the basis for the real property tax levy, the City's largest source of revenue. An "assessment" encompasses a tax lot's tax class designation, market value, and eligibility for full or partial exemption. The amount of a tax lot's assessment, or its "assessed value", is based upon the property's market value to which the assessment ratio for the tax class is applied, unless increases in the assessment are limited by law. The tax to be borne by the tax lot for a fiscal year is the product of its taxable assessed value and the overall tax rate applicable to its designated tax class as adopted by the City Council.

Each January, as required by law, the Department of Finance sets tentative assessments that are published for tax lots citywide and individually printed on a notice mailed to the owner (or the designee of the owner) of each tax lot in connection with the property taxes to be levied for the City's ensuing fiscal year (July 1 through June 30). As also provided by law, assessment ratios for the four property tax classes are promulgated. Individual assessments and the four tax class assessment ratios are reevaluated annually by

the Department of Finance in consideration of fluctuations in the real estate market, physical alterations and/or changes in taxable status.

Following publication of the final annual assessment roll by the Department of Finance on May 25th, the annual tax rates for the four property tax classes are set by the City Council in accordance with statutory formulae involving the aggregate assessments in each of the four tax classes citywide; the portion of the City's budget to be sustained by the total property tax levy; and the proportion of the total property tax levy to be borne by each of the four property tax classes.

Controlling State and local laws provide the right and the means for taxpayers to obtain administrative review of individual real property tax assessments. Tax rates are *not* subject to property-specific challenge. Given the nature and components of a property tax assessment in a special assessing unit, such as the City of New York, the claims which may be made at the Tax Commission—via an “application for correction of assessment”—are claims of: 1) misclassification (that is, the property is assessed in the wrong tax class for its type and use, under the four class system); 2) excessiveness (principally, the property fails to receive all or a portion of an entitled partial exemption); 3) inequality (that is, the property's assessed value is set at a higher proportion of market value than the applicable proportion for other properties in the same tax class); and 4) unlawfulness (principally, the property fails to receive an entitled full exemption).

The typical application filed with the Tax Commission seeks a reduction in the amount of the property's assessment based on a claim of inequality. Since the assessment ratio set and published by the Department of Finance for each of the four property tax classes effectively may be challenged only by resort to a proceeding in State Supreme Court, inequality claims before the Tax Commission (unless the property benefited by assessment caps) are essentially reduced to a dispute over the fair market value as determined by the Department of Finance.

The accepted methodologies for valuation of real estate include comparable sales, capitalization of income or reproduction cost. Disputes over individual assessments are an inevitable feature of ad valorem property taxation, even in a well-administered system such as the City of New York's.

The Tax Commission is an accessible forum that expeditiously resolves assessment disputes, and orders remedial action where appropriate, in accordance with applicable law and appraisal concepts. The existence, mission and authority of the Tax Commission—as an administrative agency of the City of New York—are required pursuant to the New York State Real Property Tax Law and the New York City Charter and Administrative Code. The fair and effective operation of the Tax Commission in discharging its functions is an integral part of tax administration in the City.

In executing its core business of rendering determinations on annual applications for correction of assessment, the Tax Commission also helps the City maintain the integrity of the property tax assessment rolls, the sound and equitable allocation of the property tax burden and public confidence in government and the tax system.

A well-administered review process is essential to reducing costly litigation of assessment disputes. Appropriate action by the Tax Commission brings closure to many claims that might otherwise be further contested with additional costs of time and resources. Moreover, taxpayers may be inclined to moderate their demands when met with the genuine prospect of timely relief from the Tax Commission—in lieu of overpaying taxes for a number of years, while pursuing relief in an Article 7 proceeding defended by the Law Department subject to the approval of the Comptroller or expensive, risk-laden trial and related proceedings in court. Also, to the extent taxpayers obtain appropriate relief by the Tax Commission prior to publication of the final annual assessment roll in May, the City avoids refunding tax overpayments and the heavy administrative burdens entailed in issuing them, and instead may make relatively minor adjustments in setting the applicable tax rate to compensate for the aggregate assessment reductions in each tax class.

Another feature of the Tax Commission’s operations—the longstanding practice of employing a standard “acceptance agreement” which requires the discontinuance of all pending judicial proceedings with respect to prior years when accepting an offer of reduction by the Tax Commission—benefits the City by eliminating thousands of pending Article 7 proceedings.

In sum, though it is a “small” agency in the context of staffing and expense budget allotments, the Tax Commission is an integral component of the City’s tax system.

Historical Context

The creation of the Tax Commission was authorized by State legislation in 1857.

The Tax Commission supervised the agency responsible for setting property tax assessments, formerly known as the Tax Department and later the Real Property Assessment Department, until 1968, when the assessing function was transferred to the Department of Finance as part of a reorganization of City government. Separation of assessment administration and formal assessment review functions was completed in 1984, when original jurisdiction to determine applications for exemption was assigned to the Department of Finance; since 1984, the Tax Commission has served exclusively as an autonomous administrative review body.

Structure & Resources

Pursuant to the New York City Charter, the Tax Commission proper consists of a President and six Commissioners appointed by the Mayor, with advice and consent of the Council, to staggered, six-year terms. The President, as the head of the agency, serves full-time, while the six Commissioners serve part-time. Each member of the Commission must have at least three years of business experience in real estate or real estate law. Additionally, the Commission must include at least one resident of each borough.

Like many City agencies, the Tax Commission strives to meet the challenge to do more with less—that is, maintain the essential features of the agency’s operations, and make targeted improvements in productivity, efficiency and quality of customer service delivery, with fewer resources than in the past. In 2006, the Tax Commission had a staff of 26 full-time employees and an operating budget of just over two million dollars. The Tax Commission’s structure and its managerial personnel are presented in the organization chart attached.

Administrative Review of Property Tax Assessment

Each year, upon the Department of Finance's publication of the tentative assessment roll on or about January 15, an owner of, or other party with legal standing in relation to, a property who believes it to be incorrectly assessed may seek review before the Tax Commission by filing an application for correction.

The Tax Commission designs and prints application forms each year for use in conducting the administrative review process. The applicant files the form(s), completed in accordance with printed instructions and signed before a notary public (for property in tax classes two, three and four) or with a certification (for property in tax class one), at the Tax Commission's offices in the Manhattan Municipal Building or at any of the Business Centers of the Department of Finance in each borough. The property's designated tax class and use, the amount of the assessment and the nature of the claim(s) govern the particular forms that must be filed. Financial statements for income-producing properties assessed at \$1 million or more must, by law, be audited by a certified public accountant. In addition to affording applicants or their designated representatives the means to specify the nature and amount of claimed errors in assessments, the application forms are designed to elicit information and documents fundamental to the Tax Commission's proper determination of the claims at issue.

Application forms, instructions, and informational summaries of applicable procedures are published by the Tax Commission, and may be obtained in person at the Tax Commission's offices as well as the Department of Finance Business Centers and its Taxpayer Assistance Office. Forms are also available on the Tax Commission's web pages at <http://nyc.gov/html/taxcomm>; or received by mail from the Tax Commission upon request.

The filing deadline for applications for review of assessments of one, two and three-family homes and other properties designated by law as tax class one, is March 15; the deadline for filing applications in relation to the assessments of all other properties is March 1. To be considered timely, an application must be received at the Tax Commission or a borough office of the Department of Finance by the applicable deadline. The agency has no

authority to waive or extend the deadline. There is no filing or other user fee.

All applicants who duly complete and sign the required application forms, and timely file same, receive substantive review of their claims by the Tax Commission, including a personal hearing if requested. The Tax Commission conducts hearings at its offices in Manhattan, as well as in the Bronx, Brooklyn, Queens and Staten Island borough offices of the Department of Finance's Property Division. When a hearing is not requested, the application is determined on the papers submitted.

Pursuant to case law, the assessment set by the Department of Finance is presumed correct, and the burden is on the applicant first to offer substantial evidence to overcome the presumption, and then to prove by a preponderance of the evidence that the assessment should be reduced or otherwise corrected. To the extent the Tax Commission concludes an error has been proved, it offers a reduction, class change or exemption as appropriate. Though not required, in excess of 90% of applicants are represented by a lawyer or other, non-attorney professional, with the exception of tax class one applicants, who typically appear on their own behalf. The Department of Finance is permitted to appear at hearings personally through an authorized representative, and/or offer written submissions, in defense of assessments under review, but it generally elects to rely on the legal presumption that the published assessment is correct.

A personal hearing affords the taxpayer, attorney or other designated representative an opportunity to present its application and otherwise advocate for the relief sought. A substantial majority of applicants request a hearing. The duration of a hearing may be a few minutes in straightforward cases, up to an hour in some particularly complex or unique cases at the Tax Commission's discretion, but usually is concluded in under 10 minutes. While allowing flexibility where warranted, the agency's general policy is to allot up to 15 minutes per hearing—a reasonable time frame which both reflects the practical realities of the agency's mission, workload and resources and affords applicants or their representatives an opportunity to present their claims and evidence in support in a typical case. Preparation for a hearing generally includes examination of the application, income and expense statement and noting salient facts and potential issues. At the applicant's request, the Tax Commission will entertain sworn oral testimony by the owner (or another person with relevant

knowledge) in support of the claim. Tax Commission hearing officers are authorized by law to administer oaths and receive sworn testimony. Neither stenographic minutes nor recordings are made. The Tax Commission generates by computer a primary control document with pre-printed, property-specific information on which the hearing officer notes a summary of the argument presented and any testimony offered at the hearing, along with his/her own observations, analysis and determination. Formal rules of evidence do not apply. Any relevant information and documents presented will be considered, along with any submissions from the Department of Finance and any facts of which the Tax Commission properly may take administrative notice.

Applications are reviewed, a hearing (if any) conducted, and a determination rendered on behalf of the Tax Commission by the President, one of the six part-time Commissioners, or, as designated by the President, General Counsel, Deputy Counsel or hearing officer in the Appraisal & Hearings Group's professional staff, or a New York City Tax Appeals Tribunal Commissioner, Administrative Law Judge, or General Counsel.

In 2006, teams of two hearing officers including one of the President, General Counsel, Deputy Counsel, Director and Deputy Director of the Appraisal & Hearings Group together with a member of the Appraisal & Hearings Group heard cases involving properties with assessments at \$45 million or more, and select cases presenting novel or difficult legal, policy or appraisal issues. In cases involving utility properties, upon request by the applicant the entire Tax Commission (i.e., the President and six part-time Commissioners) will convene and act on the application as provided by law. Utility applicants may also choose a hearing before and determination by General Counsel. Cases presenting exemption claims are heard and determined by General Counsel. The rest of the cases are assigned to hearing officers on a random basis.

The President sets policies and guidelines, and, with the assistance of General Counsel, offers direction and critical input to hearing officers. Market research and monitoring are performed on an ongoing basis, and intra-agency reference manuals are compiled and supplemented accordingly. Exterior and/or interior field inspections of subject properties are performed when deemed necessary for the proper evaluation of claims.

In the course of considering a claim made in an application eligible for substantive

review in relation to a property's current-year assessment, the Tax Commission is also authorized by law to reconsider and act in relation to the assessment for the most recent preceding year, over the past five years, for which a valid judicial review proceeding is pending.

In determining an assessment-related claim eligible for review on the merits, the Tax Commission may confirm the original assessment as set by the Department of Finance or offer remedial relief; it has no authority to increase the assessment.

The Tax Commission generally mails its notice of determination to the applicant or designated representative within 30 days after the hearing is conducted, or, in cases presented for review on papers, before the annual assessment roll becomes final.

An offer to reduce or otherwise adjust an assessment is implemented only if accepted by the applicant or authorized representative by duly executing and returning the Tax Commission's standard written agreement subject to the terms and conditions therein. The terms and conditions include a withdrawal of protests involving the parcel including any administrative or judicial protest and the discontinuance of all judicial proceedings pending with respect to assessments for prior years. All offers are subject to review and approval by the President of the Tax Commission.

The Tax Commission also employs a quality control auditing process. Cases flagged as circumstances warrant, cases systematically identified under predetermined factors and a statistically significant number of other cases selected via stratified random sample, are subject to reexamination and the potential issuance of a revised determination.

In any case where an offer of remedial relief is made but not accepted, or, in conjunction with the quality control auditing process, the offer is withdrawn or an acceptance agreement revoked, the assessment at issue is then confirmed.

Tax Commission offers of remedial relief which are accepted by approximately May 21 appear as adjustments on the final annual assessment roll published by the Department of Finance on or about May 25, and thus should be reflected on the corresponding tax bills subsequently mailed by the Department of Finance for the coming fiscal year. Offers of relief for current-year assessments accepted after the roll becomes final as well as all accepted offers of relief with respect to prior-year assessments under the Tax Commission's

two-year jurisdiction are implemented by remission. In such cases, the Department of Finance recalculates the property's tax liability based on the assessment as corrected by the Tax Commission, and issues a refund and/or credit to the affected taxpayer for the overpayment.

Applicants may seek judicial review of assessments confirmed by the Tax Commission by filing a petition in the New York State Supreme Court in the appropriate county by October 24 and serving the petition on the Tax Commission. The State law does not require the Supreme Court to give any deference to the Tax Commission's administrative determination. An optional special small claims procedure is available for owner-occupied one, two and three-family homes. The Tax Commission disseminates information on how to commence judicial review and small claims proceedings to all applicants.

In addition to accepting service of process, the Tax Commission maintains records of all judicial proceedings relating to property tax assessments from commencement to disposition. The City's Corporation Counsel represents the Department of Finance and the Tax Commission in court as the respondents named in these proceedings. The Tax Commission and the Tax and Bankruptcy Division of the New York City Law Department maintain ongoing communications accordingly.

Operations & Performance

The Tax Commission's core function of ruling on annual applications for correction of assessment is a great responsibility and integral part of the City's tax system. Application forms—along with associated instructions and informational summaries—issued by the Tax Commission for use in administering the formal administrative review process are revised annually. The number and variety of applications filed each year require a multitude of functions to be performed. These functions include: outreach to the public and information sessions on the application process, intake and stratified sorting of forms and documents; creating and maintaining case files and records; calendaring; allocating internal assignments; scheduling, preparing for and conducting hearings; performing legal, appraisal and factual research and analyses; rendering determinations; generating and mailing disposition notices;

processing remedial relief, and communications with the Department of Finance and the Law Department; auditing; compiling and analyzing performance statistics; computer programming; clerical tasks; and responding to customer inquiries and requests under the Freedom of Information Law.

In 2006 the Tax Commission received 39,783 applications, covering 131,470 separately assessed tax lots, encompassing more than \$89.4 billion, or 71%, of actual taxable assessments citywide (net of exemptions). This corresponds to roughly \$9.25 billion of the City's 2006/2007 real estate tax levy, 28% of the City's anticipated 2006/2007 overall tax revenue and about 17% of the City's entire 2006/2007 expense budget.

The Tax Commission conducted 18,660 substantive hearings in 2006. In exercising its two-year jurisdiction, the Tax Commission took remedial actions in 2006 that, in the aggregate, granted \$256 million in actual relief to aggrieved taxpayers. In conjunction with its disposition of applications protesting 2006 assessments, the Tax Commission also brought closure to 16,464 pending judicial review proceedings claiming errors in assessments for prior years totaling \$37 billion. The Law Department disposes of approximately 2,500 judicial proceedings (presumably the more intractable matters) each year by settlement and the Court, after trial, issues judgments disposing of several dozen proceedings each year. The Tax Commission's administrative review has been and continues to be the most effective means of resolving the pending judicial proceedings contesting hundreds of billions of dollars in assessments.

Planned or Implemented Improvements or Modifications

Over the past year, the Tax Commission continued the integration of six attorneys employed at the New York City Tax Appeals Tribunal into the process of hearing Tax Commission cases. This enabled the Tax Commission to include fewer cases on its daily hearing calendars and thereby provide closer attention to the cases heard.

The Tax Commission continued to expand its use of technology for information gathering and has found a wealth of material on the Internet. Property sales prices, as well as income and expense data, have been found and used in determining property values. In

addition, members of the Appraisal & Hearings Group continue to perform inspections and field visits to enhance their knowledge of neighborhoods and the use of specific properties. The Tax Commission has used digital cameras to enhance its ability to record and exchange information on physical changes and descriptions of properties.

The Tax Commission together with the Law Department, the Office of Court Administration, and the Real Estate Tax Review Bar Association worked to establish a program for electronic filing of Article 7 petitions in Supreme Court, New York County and expand the program to cover the other four counties in the City. This provided a highly efficient system for filing and tracking more than 26,000 Article 7 petitions, more than 80% of all petitions commenced in 2006.

The Tax Commission continues its emphasis on the efficient delivery of service to applicants by:

- Maintaining the dialogue with various professional and industry organizations on the practices, procedures and policies employed in administering the annual assessment review process.
- Speaking at programs and events hosted by professional, industry and community organizations.
- Initiated a series of ‘self-help’ programs at which taxpayers’ filing applications on their own behalf could receive information and guidance in advance of their scheduled hearings.
- Providing the opportunity for taxpayers to have hearings outside the Tax Commission’s offices in Manhattan, i.e., in the Bronx, Brooklyn, Queens and Staten Island borough offices of the Tax Commission located within the Department of Finance’s Property Division offices. All applicants appearing on their own behalf were able to opt for a hearing in the borough in which they resided *or* the subject property was located. Applicants and representatives could request that a hearing be held at the Tax Commission’s offices in Manhattan, irrespective of the property’s location or applicant’s residence.
- The Tax Commission conducted a briefing on policies and practices for representatives who regularly appear at the agency before the deadline for filing applications to inform them of the impact of the agency’s recently adopted rules of practice, other changes to be introduced in 2007, and the agency’s expectations of professional integrity, and to help

representatives avoid common mistakes that deny their clients' applications consideration on the merits of their claims for correction of the assessments at issue. About 150 people attended the briefing on January 30, 2007, including representatives filing most of the applications received in 2006.

- The Tax Commission created a database of representatives in order to track compliance with the recently adopted Rules of Practice.

In 2007, Tax Commission plans include:

- Plan and pursue funding for completely paperless application process and continue to explore the feasibility and efficacy of acquiring and deploying electronic filing technology for income and expense forms to enhance agency operations and to improve coordination with the Department of Finance.

- Establish and maintain a system to enforce the standards of professional integrity in proceedings before the Tax Commission in the recently adopted rules of practice published in Title 21 of the Rules of the City of New York.

- Pursue legislative proposals to merge the Tax Appeals Tribunal and the Tax Commission into a new agency that would hear all tax appeals for the City's property and non-property taxes and seek to impose a fee for Tax Commission applications for which review on the merits is sought for certain properties in Tax Classes 2, 3 and 4.

- Continue working with the agency's landlord, the Department of Citywide Administrative Services (DCAS) to remedy the poor conditions of the existing space and exploring the possibility that facilities for both the Tax Commission and Tax Appeals Tribunal will be consolidated on the 24th floor of the Municipal Building. This would provide appropriate reception and hearing space for the public and proper facilities for the staff. It is vital to the agency that the project is completed expeditiously.

- Explore even more effective means of public outreach and information briefings for taxpayers interested in learning more about the assessment system and protest process and to provide additional information for representatives practicing before the Tax Commission.

- Continue improvement of the agency's computer systems that are integrated with the

Department of Finance's mainframe systems.

- Continue to improve the quality and the efficiency of the annual assessment review hearings and determinations and expand quality control procedures to protect against potential corruption and ensure consistency and accuracy of determinations.

- Apply the resources available to maximize the number of determinations made and conveyed prior to publication of the corresponding final annual assessment roll.

- Expand the information gathering efforts of the Appraisal & Hearings Group in order to ensure the most reliable information is available to value properties.

- Continue participation in the City's "311" telephone system to greatly reduce the substantial amount of staff time spent responding to misdirected inquiries regarding federal, state and local business taxes so that the Tax Commission can focus on answering the public's inquiries on the assessment protest process.

- Continue updating and upgrading the agency's computer software and hardware to improve technological functions and further enhance efficiency, productivity and customer service.

- Afford managerial and support personnel the opportunity to attend educational seminars to enhance their work-related capabilities.

- Work with representatives to adjust scheduling of hearings to eliminate those matters for which substantive review is not requested. This will reduce the number of unnecessary hearings and allow more attention to be paid to those cases in which merits review is sought.

- In response to requests by the Department of Finance and representatives of taxpayers, we are also planning to hold hearings on certain condominium properties earlier in the season so that determinations can be made and assessments corrected prior to the issuance of the first real property tax bill. This will reduce the substantial time and effort of the Department of Finance, representatives and taxpayers required in issuing refunds to individual condominium unit owners.

- Instituting a process for individualized self-help sessions and providing an opportunity for a hearing and determination in time for any adjustment to be made on the first property tax bill.

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PROCEDURAL DELINEATION OF 2006 ASSESSMENT REVIEW APPLICATIONS	APPLICATIONS FILED	TAX LOTS COVERED
COUNT	39,783	131,470
NOT ELIGIBLE FOR SUBSTANTIVE REVIEW	10,252	23,672
LATE FILING	52	52
INCOMPLETE FILING	2,170	10,671
NOT EXECUTED BY PARTY WITH KNOWLEDGE / OTHER LEGALLY FATAL DEFECTS IN EXECUTION	311	477
MOOT (Assessment was already more favorable than applicant's claimed assessment, or Department of Finance resolved the claim before Tax Commission consideration)	35	41
APPLICANT'S STANDING TO PROTEST NOT ESTABLISHED	25	25
REQUIRED DEPT. OF FINANCE INCOME AND EXPENSE STATEMENT ("RPIE") NOT FILED, LATE OR IMPROPER	2,275	2,311
REQUIRED TAX COMMISSION INCOME AND EXPENSE FORM ("TCIE") NOT FILED, LATE OR IMPROPER	4,839	9,724
UNRESOLVED MULTIPLE APPLICATIONS FOR SAME TAX LOT	129	195
UNEXCUSED NON-APPEARANCE BY APPLICANT OR REPRESENTATIVE AT SCHEDULED HEARING	102	121
WITHDRAWN BY APPLICANT	314	55
ELIGIBLE FOR SUBSTANTIVE REVIEW	29,531	107,798
CALENDARED HEARINGS CONDUCTED IN PERSON	18,259	81,431
CALENDARED HEARINGS CONDUCTED BY TELEPHONE	135	135
CALENDARED HEARINGS – SUBSTANTIVE CLAIMS NOT PURSUED	10,860	25,880
HEARINGS CONDUCTED PER "WALK-IN" PROGRAM	21	21
AS SUBMITTED – REVIEWED ON PAPERS / PERSONAL HEARING NOT REQUESTED	256	331

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2006 ASSESSMENT REVIEW APPLICATIONS AND OUTCOMES

APPLICATIONS				ASSESSMENT REDUCTION OFFERS			ACCEPTED ASSESSMENT REDUCTION OFFERS		
REAL PROPERTY DESIGNATION	COUNT	TAX LOTS COVERED	COLLECTIVE AMOUNT OF ASSESSMENTS	APPLICATIONS RECEIVING	TAX LOTS COVERED	COLLECTIVE AMOUNT	APPLICATIONS	TAX LOTS COVERED	COLLECTIVE AMOUNT
TAX CLASS 1	1,228	3,695	\$108,612,526	82	82	\$671,992	51	51	\$440,653
TAX CLASS 2	20,575	103,040	\$42,706,472,396	2,466	28,930	\$1,030,713,700	1,996	22,811	\$853,364,006
TAX CLASS 3	76	76	\$957,482,827	16	16	\$102,002,660	16	16	\$102,002,660
TAX CLASS 4	17,904	24,659	\$59,995,784,608	2,597	3,488	\$1,160,231,180	2,185	2,888	\$1,001,679,148
TOTAL	39,783	131,470	\$103,768,352,357	5,161	32,516	\$2,293,619,532	4,248	25,766	\$1,957,486,467

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2006 ASSESSMENT REVIEW APPLICATIONS AND OUTCOMES – BY BOROUGH

APPLICATIONS				ASSESSMENT REDUCTION OFFERS			ACCEPTED ASSESSMENT REDUCTION OFFERS		
BOROUGH	COUNT	TAX LOTS COVERED	COLLECTIVE AMOUNT OF ASSESSMENTS	APPLICATIONS RECEIVING	TAX LOTS COVERED	COLLECTIVE AMOUNT	APPLICATIONS	TAX LOTS COVERED	COLLECTIVE AMOUNT
BRONX	4,533	9,619	\$3,729,932,331	440	500	\$52,631,248	379	424	\$45,783,346
BROOKLYN	8,244	15,465	\$7,253,101,611	924	1,525	\$175,705,812	773	1,249	\$158,170,492
MANHATTAN	17,832	81,606	\$81,434,254,970	2,493	26,543	\$1,828,971,974	1,982	21,583	\$1,545,605,774
QUEENS	8,156	21,569	\$10,142,753,752	1,160	3,666	\$204,405,158	1,006	2,264	\$179,290,333
STATEN ISLAND	1,018	3,211	\$1,208,309,693	144	282	\$31,905,340	108	246	\$28,636,522
TOTAL	39,783	131,470	\$103,768,352,357	5,161	32,516	\$2,293,619,532	4,248	25,766	\$1,957,486,467

NEW YORK CITY TAX COMMISSION 2006 ANNUAL REPORT

2006 ASSESSMENT REVIEW APPLICATIONS AND OUTCOMES – BY PROPERTY TYPE

APPLICATIONS				ASSESSMENT REDUCTION OFFERS			ACCEPTED ASSESSMENT REDUCTION OFFERS		
REAL PROPERTY DESIGNATION	COUNT	TAX LOTS COVERED	COLLECTIVE AMOUNT OF ASSESSMENTS	APPLICATIONS RECEIVING	TAX LOTS COVERED	COLLECTIVE AMOUNT	APPLICATIONS	TAX LOTS COVERED	COLLECTIVE AMOUNT
TAX CLASS 1	1,228	3,695	\$108,612,526	82	82	\$671,992	51	51	\$440,653
CONDOMINIUMS	41	2,512	\$33,036,832	1	1	\$9,654	1	1	\$9,654
1, 2 & 3 FAMILY	896	896	\$59,385,101	75	75	\$558,095	45	45	\$369,388
VACANT LAND	150	146	\$4,947,554	3	3	\$25,251	3	3	\$25,251
OTHER	141	141	\$11,243,039	3	3	\$78,992	2	2	\$36,360
TAX CLASS 2	20,575	103,040	\$42,706,472,396	2,466	28,930	\$1,030,713,700	1,996	22,811	\$853,364,006
CONDOMINIUMS	1,195	83,731	\$8,263,054,163	360	26,824	\$388,491,311	281	21,096	\$321,968,655
2 - 10 FAMILY	3,058	3,053	\$904,825,741	267	267	\$8,541,586	244	244	\$7,536,298
COOPERATIVES	3,980	3,968	\$14,085,802,350	940	940	\$458,838,601	734	734	\$384,672,751
RENTAL APTS	12,342	12,288	\$19,452,790,142	899	899	\$174,842,202	737	737	\$139,186,302
TAX CLASS 3	76	76	\$957,482,827	16	16	\$102,002,660	16	16	\$102,002,660
UTILITY PROPERTY	76	76	\$957,482,827	16	16	\$102,002,660	16	16	\$102,002,660
TAX CLASS 4	17,904	24,659	\$59,995,784,608	2,597	3,488	\$1,160,231,180	2,185	2,888	\$1,001,679,148
CONDOMINIUMS	1,368	8,328	\$7,054,662,877	242	1,133	\$117,527,772	199	902	\$107,831,632
OFFICES/LOFTS	3,484	3,458	\$35,345,431,210	548	548	\$740,943,426	450	450	\$626,568,776
STORES	5,754	5,656	\$6,463,230,303	981	981	\$140,985,363	832	832	\$121,791,155
INDUSTRIAL	2,712	2,699	\$1,747,960,805	401	401	\$50,208,287	347	347	\$46,806,040
HOTELS	378	373	\$3,640,843,585	18	18	\$34,363,685	14	14	\$29,913,535
VACANT LAND	668	654	\$277,692,441	50	50	\$3,048,498	43	43	\$2,957,605
UTILITY PROPERTY	128	128	\$2,776,910,812	12	12	\$23,056,900	12	12	\$23,056,900
OTHER	3,412	3,363	\$2,689,052,575	345	345	\$50,097,249	288	288	\$42,753,505
TOTAL	39,783	131,470	\$103,768,352,357	5,161	32,516	\$2,293,619,532	4,248	25,766	\$1,957,486,467

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2006 ASSESSMENT REVIEW APPLICATIONS AND OUTCOMES – BY REDUCTION RANGE

ASSESSMENT REDUCTION OFFERS				ACCEPTED ASSESSMENT REDUCTION OFFERS		
RANGE OF OFFER AMOUNTS	APPLICATIONS RECEIVING	TAX LOTS COVERED	COLLECTIVE AMOUNT	APPLICATIONS	TAX LOTS COVERED	COLLECTIVE AMOUNT
UNDER \$50,000	1,929	2,352	\$44,572,252	1,626	1,877	\$37,626,399
\$50,000 - \$249,999	1,858	5,095	\$217,467,913	1,523	3,936	\$177,506,524
\$250,000 AND OVER	1,374	25,069	\$2,031,579,367	1,099	19,953	\$1,742,353,544
TOTAL	5,161	32,516	\$2,293,619,532	4,248	25,766	\$1,957,486,467

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2006 EXEMPTION CLAIMS & OUTCOMES	APPLICATIONS FILED	TAX LOTS COVERED	COLLECTIVE ASSESSMENT AMOUNT
EXEMPTION CLAIMS	137	137	\$217,250,860
EXEMPTION CLAIMS GRANTED	45	45	\$37,812,732
FULL EXEMPTIONS GRANTED	0	0	\$0
PARTIAL EXEMPTIONS GRANTED	45	45	\$37,812,732

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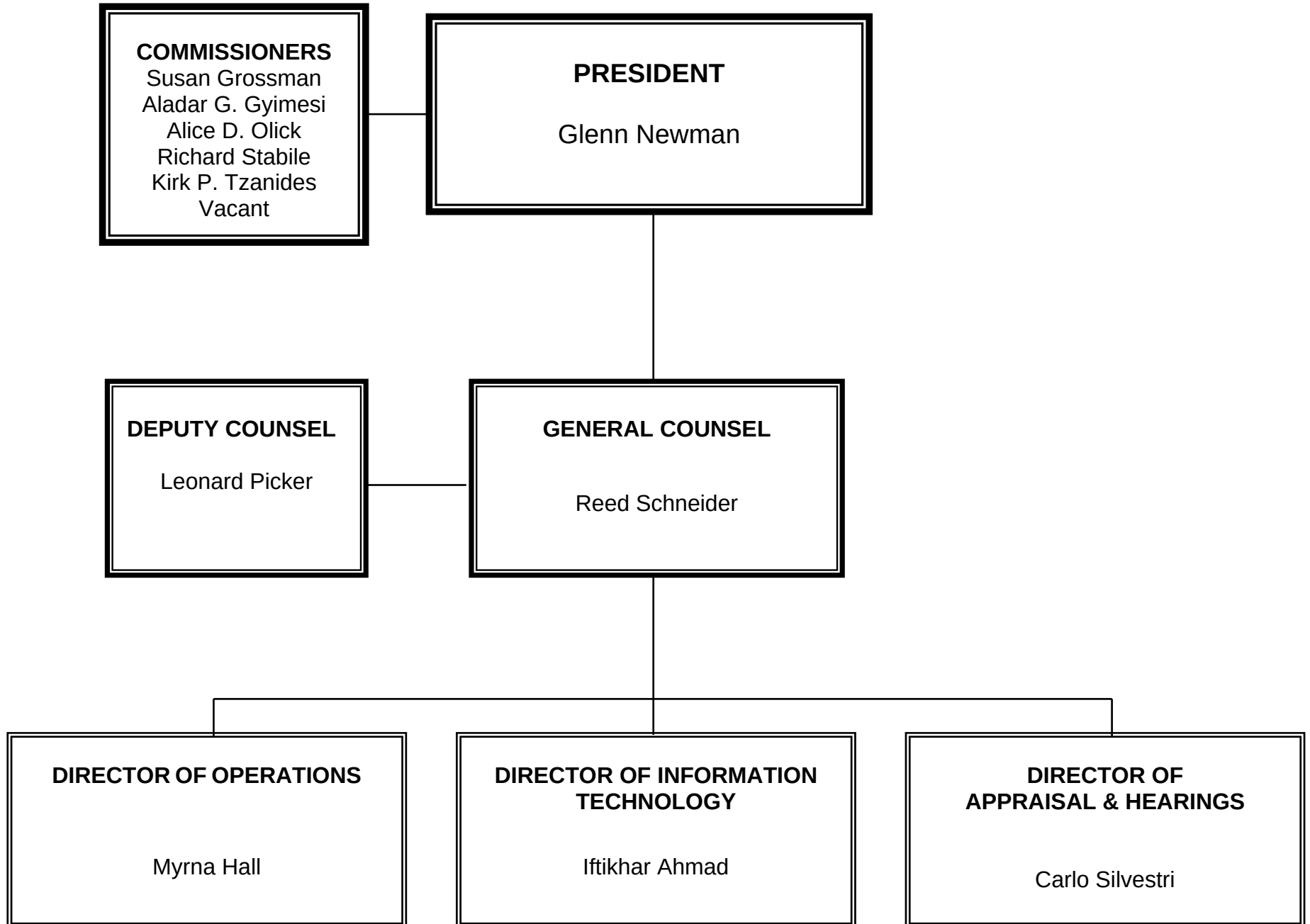
2006 CHANGE OF PROPERTY TAX CLASS DESIGNATION CLAIMS & OUTCOMES	APPLICATIONS FILED	TAX LOTS COVERED
MISCLASSIFICATION CLAIMS	217	322
MISCLASSIFICATION CLAIMS GRANTED	31	35

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REMEDIAL ACTIONS BY TAX COMMISSION IN 2006 FOR 2005 ASSESSMENTS COVERED BY PENDING JUDICIAL REVIEW PROCEEDINGS, PER TWO – YEAR JURISDICTION

PENDING JUDICIAL REVIEW PROCEEDINGS FOR 2005 ASSESSMENTS		OFFERS TO REDUCE 2005 ASSESSMENTS			2005 JUDICIAL REVIEW PROCEEDINGS DISCONTINUED IN CONJUNCTION WITH ACCEPTED OFFERS TO REDUCE 2005 ASSESSMENTS		
COUNT	COLLECTIVE AMOUNT OF ASSESSMENTS	COUNT	COLLECTIVE AMOUNT OF ASSESSMENTS AT ISSUE	COLLECTIVE AMOUNT OF ASSESSMENT REDUCTION OFFERS	COUNT	COLLECTIVE AMOUNT OF ACCEPTED ASSESSMENT REDUCTION OFFERS	COLLECTIVE AMOUNT OF ASSESSMENTS NO LONGER AT ISSUE
29,030	\$66,362,218,036	2,272	\$11,044,262,399	\$1,197,019,581	1,898	\$8,595,971,384	\$1,001,174,934

THE TAX COMMISSION OF THE CITY OF NEW YORK





CITY OF NEW YORK
Michael R. Bloomberg
Mayor

TAX COMMISSION
Glenn Newman
President