

NYC Property Tax Fraud - Investigation Report

Variable Analysis for Fraud

$$\begin{array}{ll} V_1 = \text{FULLVAL} & S_1 = \text{LTFRONT} * \text{LTDEPTH} \\ V_2 = \text{AVLAND} & S_2 = \text{BLDFRONT} * \text{BLDDEPTH} \\ V_3 = \text{AVTOT} & S_3 = S_2 * \text{STORIES} \end{array}$$

$$\begin{array}{lll} r_1 = \frac{V_1}{S_1} & r_4 = \frac{V_2}{S_1} & r_7 = \frac{V_3}{S_1} \\ r_2 = \frac{V_1}{S_2} & r_5 = \frac{V_2}{S_2} & r_8 = \frac{V_3}{S_2} \\ r_3 = \frac{V_1}{S_3} & r_6 = \frac{V_2}{S_3} & r_9 = \frac{V_3}{S_3} \end{array}$$

Separately group records by these 4 groups: zip5, zip3, TAXCLASS, borough. For each group g , calculate $\langle r_i \rangle_g$, the average of each ratio r_i for each group g . For each record calculate and append the additional variables:

$$\frac{r_1}{\langle r_1 \rangle_g}, \quad \frac{r_2}{\langle r_2 \rangle_g}, \quad \frac{r_3}{\langle r_3 \rangle_g}, \quad \dots \quad \frac{r_9}{\langle r_9 \rangle_g} \quad g = 1, \dots, 4$$

Here, the variable used above are defined below:

FULLVAL	Market Value
AVLAND	Actual Land Value
AVTOT	Actual Total Value
LTFRONT	Lot Width
LTDEPTH	Lot Depth
STORIES	Number of Stories in Building
BLDFRONT	Building Width
BLDDEPTH	Building Depth

Investigation Report for 5 Suspicious Records

1)

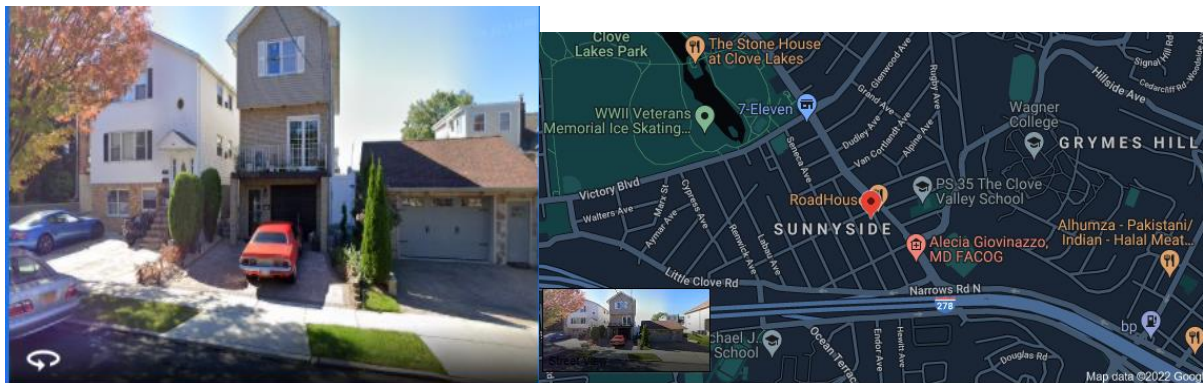
RECORD- 956520

OWNER- TROMPETA RIZALINA

Original Data Record

RECORD	956520	AVLAND	15600
BBLE	5006590012	AVTOT	20892
BORO	5	EXLAND	1620
BLOCK	659	EXTOT	1620
LOT	12	EXCD1	1017
EASEMENT		STADDR	12 ONEIDA AVENUE
OWNER	TROMPETA RIZALINA	ZIP	10301
BLDGCL	A1	EXMPTCL	
TAXCLASS	1	BLDFRONT	1812
LTFRONT	25	BLDDEPTH	5020
LTDEPTH	91	AVLAND2	
EXT	G	AVTOT2	
STORIES	3	EXLAND2	
FULLVAL	348200	EXTOT2	
		EXCD2	
		PERIOD	FINAL
		YEAR	2010/11
		VALTYPE	AC-TR

Google Map and Street View



INVESTIGATION: For Record number 956520, the property's building size $S2 = (BLDFRONT * BLDDEPTH)$ is very high when compared to its V1 FULLVAL (Actual Value) ; hence, the values of

variables r2_inv, r3_inv, r5_inv, r6_inv, r8_inv, r9_inv based on ZIP5 are unreasonably higher than usual.

CONCLUSION: The higher values of **r2_inv_zip5**, **r5_inv_zip5** and, **r8_inv_zip5** indicates that the property values is too low for the ZIP CODE: 10301. Below is also the analysis across other properties within this zip code. Due to the above-mentioned reasons, I strongly feel this RECORD requires further investigation.

12 Oneida Ave Staten Island, NY 10301 Mortgage Records > Sales History >	OWNER & RESIDENTS Rizalina Trompeta Yin Wong Samantha Wong R Trompeta Emails & Phones >	FEATURES Last Sold: 2014 Last Sale Price: \$636K Year Constructed: 1989 Yearly Taxes: \$5K Lot Size: 0.05 acre See Home Valuation >	Full Report
16 Oneida Ave Staten Island, NY 10301 Mortgage Records > Sales History >	OWNER & RESIDENTS James Hart Mohamed Gouda Vincent Denisi Alejandro Mata Emails & Phones >	FEATURES Last Sold: 2004 Last Sale Price: \$646K Year Constructed: 1965 Yearly Taxes: \$6.6K Lot Size: 0.09 acre See Home Valuation >	Full Report
20 Oneida Ave Staten Island, NY 10301 Mortgage Records > Sales History >	OWNER & RESIDENTS Paul Markowitz Joseph Benedetti Mary Markowitz James Dwyer Emails & Phones >	FEATURES Last Sold: 1900 Last Sale Price: \$580K Year Constructed: 1950 Yearly Taxes: \$5.6K Lot Size: 0.09 acre See Home Valuation >	Full Report

Value Range for different properties across 10301 Zip Code

2)

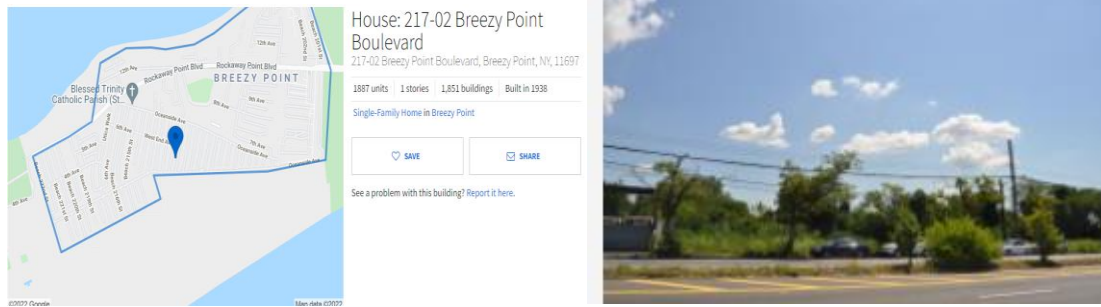
RECORD- 934793

OWNER- BREEZY POINT COOPERAT

Original Data Records

RECORD	934793	AVTOT	16380000
BBLE	4163500400	EXLAND	768206
BORO	4	EXTOT	1133406
BLOCK	16350	EXCD1	1010
LOT	400	STADDR	217-02 BREEZY POINT BLVD
EASEMENT		ZIP	11697
OWNER	BREEZY POINT COOPERAT	EXMPTCL	
BLDGCL	A8	BLDFRONT	30
TAXCLASS	1D	BLDDEPTH	40
LTFRONT	2798	AVLAND2	
LTDEPTH	997	AVTOT2	
EXT		EXLAND2	
STORIES	1	EXTOT2	
FULLVAL	273000000	EXCD2	1015
AVLAND	10920000	PERIOD	FINAL
		YEAR	2010/11
		VALTYPE	AC-TR

Google Map and Street View



INVESTIGATION: For Record number 934793, the property's Market Value is very high when compared to its S2 (Building size) and $S3 = S2 * \text{STORIES}$; hence, the values of variables $r2$ & $r3$ are unreasonably higher than usual.

CONCLUSION: The higher values of $r2$ and $r3$ indicates that the property values listed 273000000 is too high Below is also the analysis across for this property value

Market Value for this property in 2021

← → ↺ realtymap.com/building/217-2-breezy-point-boulevard-breezy-point-ny-11697								
Overview Currently For Sale Building Info Neighborhood Sales History Photo Gallery Similar Buildings								
See More								
School zoning information and other data are provided by RealtyHop Schools and 3rd party sources. The contents of the database are not guaranteed to be accurate or timely. Contact the schools or districts before making any decisions using on this data.								
By proceeding, you consent to receive calls, texts and voicemails at the number you provided (may be recorded and may be auto-dialed and use pre-recorded and artificial voices), and email, from RealtyHop, OpCity, realtor.com and their network of service providers about your inquiry and other home-related matters. More								
Units								
<div> <div>All Units (984)</div> <div>For Sale (0)</div> <div>For Rent (0)</div> <div>Past Sales (984)</div> </div>								
Unit	Beds	Baths	ft ²	Asking Common Charges	Listed Listing Status	Closed Days on Market	Closing Above/Below Asking	Buyer(s)
568	Stu	-	-	- -/mo	-	Nov 15, 2021	\$385,000	Kim M Martinez
360	Stu	-	-	- -/mo	-	Oct 21, 2021	-	Tara M Odonnell Scott A Yacavone
2736	Stu	-	-	- -/mo	-	Oct 18, 2021	\$765,000	Denise Hanes Do... William A Downey
2250	Stu	-	-	- -/mo	-	Oct 14, 2021	\$250,000	Geraldine J Cahalan
1994	Stu	-	-	- -/mo	-	Oct 11, 2021	\$700,000	Michael Tellone
1843	Stu	-	-	- -/mo	-	Sep 21, 2021	\$1,218,600	John J Mcmanus Marybeth C Mcma...
1166	Stu	-	-	- -/mo	-	Sep 21, 2021	-	Matthew A Ferro
2264	Stu	-	-	- -/mo	-	Sep 15, 2021	\$850,000	Emma J Devlin

3)

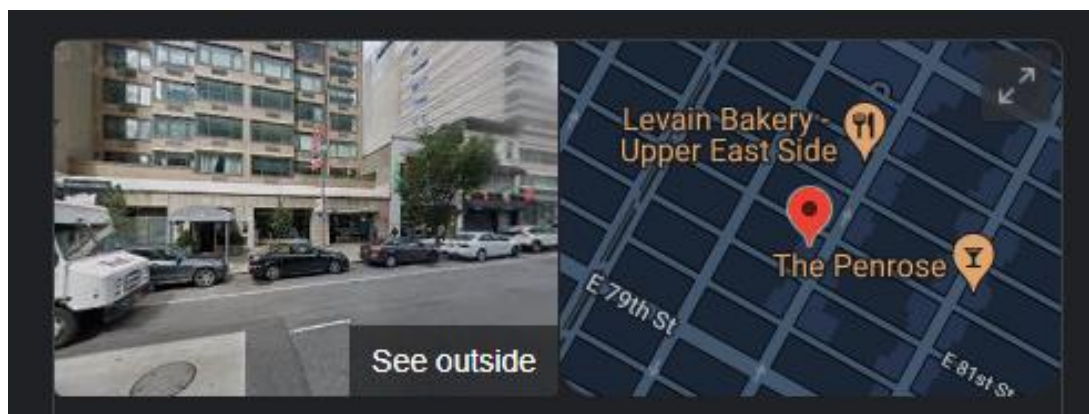
RECORD- 111420

OWNER - BOXWOOD FLTD PARNTERS

Original Data Records

RECORD	111420	AVLAND	22896
BBLE	1015101092	AVTOT	133429
BORO	1	EXLAND	0
BLOCK	1510	EXTOT	0
LOT	1092	EXCD1	
EASEMENT		STADDR	1438 3 AVENUE
OWNER	BOXWOOD FLTD PARNTERS	ZIP	10028
BLDGCL	R4	EXMPTCL	
TAXCLASS	2	BLDFRONT	7575
LTFRONT	75	BLDDEPTH	9393
LTDEPTH	93	AVLAND2	22896
EXT		AVTOT2	146183
STORIES	31	EXLAND2	
FULLVAL	296508	EXTOT2	
		EXCD2	
		PERIOD	FINAL
		YEAR	2010/11
		VALTYPE	AC-TR

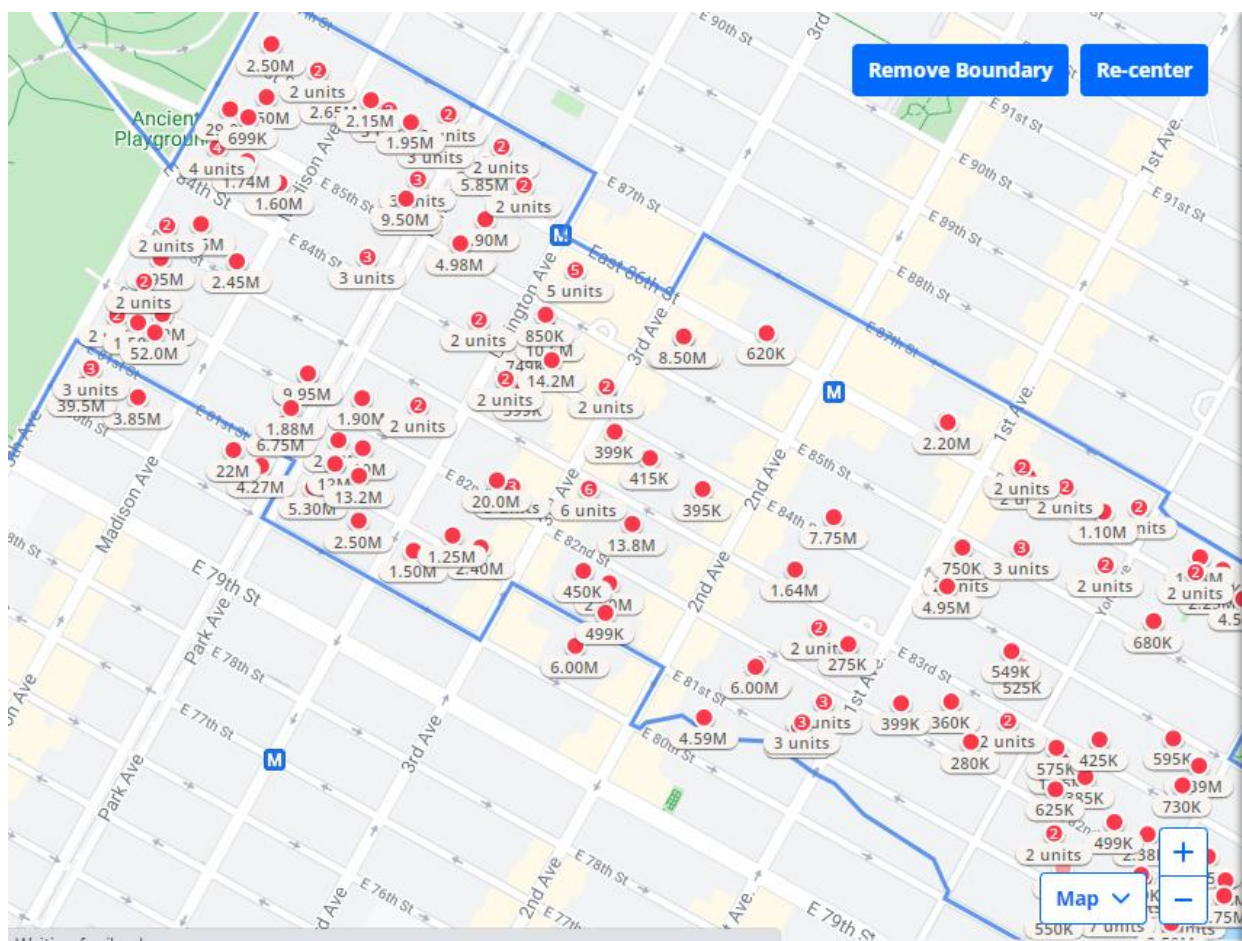
Google Map & Street View



INVESTIGATION: For Record number 111420, the property's FULLVAL, AVLAND and AVTOT are really low ; hence, the values of variables r3_inv, r6_inv, r9_inv, r3_inv_boro, r6_inv_boro, r9_inv_boro are unreasonably lower than usual.

CONCLUSION: The lower values of r3_inv, r6_inv, r9_inv, r3_inv_boro, r6_inv_boro, r9_inv_boro indicates that the property values is too low. Below is also the analysis across for this property value across the Borough Code 1 where all the values of property are more than the price which is listed in our data. Moreover, this is now converted to a Condo hence price should be higher and hence this record needs further investigation.

Map View of Prices across the properties in BORO 1



4)

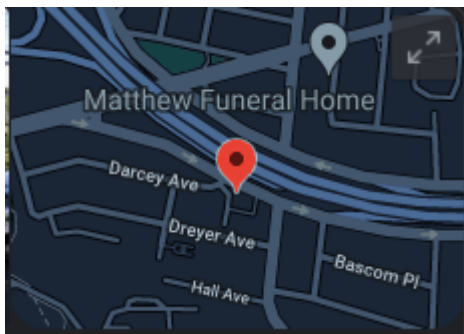
RECORD- 982930

OWNER- FOREST VIEW HOMEOWNER

Original Data Records

RECORD	982930	AVTOT	129
BBLE	5020900016	EXLAND	0
BORO	5	EXTOT	0
BLOCK	2090	EXCD1	
LOT	16	STADDR	DREYER AVENUE
EASEMENT		ZIP	10314
OWNER	FOREST VIEW HOMEOWNER	EXMPTCL	
BLDGCL	Z0	BLDFRONT	0
TAXCLASS	1	BLDDEPTH	0
LTFRONT	371	AVLAND2	
LTDEPTH	211	AVTOT2	
EXT		EXLAND2	
STORIES		EXTOT2	
FULLVAL	5800	EXCD2	
AVLAND	129	PERIOD	FINAL
		YEAR	2010/11
		VALTYPE	AC-TR

Google Map View



INVESTIGATION: For Record number 982930, the property's FULLVAL, AVLAND and AVTOT are low; hence, the values of variables r1_inv_taxclass, r6_inv_taxclass, r9_inv_taxclass are unreasonably lower than usual.

CONCLUSION: The lower values of **r1_inv_taxclass**, **r6_inv_taxclass**, **r9_inv_taxclass** indicates that the property values is too low for the Tax class 1. The actual Market Value listed in the data is low. Below attached is the analysis of how the property tax is collected for Class 1 properties.

<https://streeteasy.com/blog/nyc-property-taxes/>

Once the Market Value is defined the assessed value is calculated as 6% of the market value and then the Class 1 properties are taxed at 21 % annually and the amount needs to be paid quarterly over the year.

In this case the Market value is 5800 which makes the assessed value really and eventually makes the taxed amount very low. This observation makes this record as highly suspicious and requires further investigation as they have listed the Market value so low so that they don't pay higher taxes.

5)

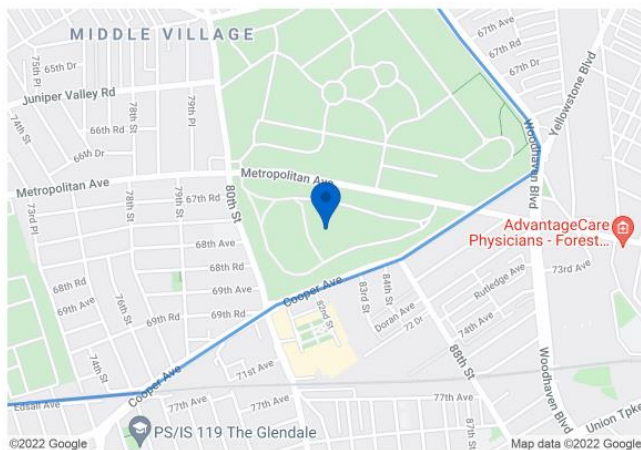
RECORD- 665158

OWNER- ST JOHNS CEMETERY

Original Data Records

RECORD	665158	AVTOT	13209750
BBLE	4030720001	EXLAND	13140000
BORO	4	EXTOT	13209750
BLOCK	3072	EXCD1	1700
LOT	1	STADDR	80-01A METROPOLITAN AVENUE
EASEMENT		ZIP	11379
OWNER	ST JOHNS CEMETERY	EXMPTCL	X5
BLDGCL	Z8	BLDFRONT	12
TAXCLASS	4	BLDDEPTH	18
LTFRONT	1412	AVLAND2	11745000
LTDEPTH	2532	AVTOT2	11807640
EXT		EXLAND2	11745000
STORIES	1	EXTOT2	11807640
FULLVAL	29355000	EXCD2	
AVLAND	13140000	PERIOD	FINAL
		YEAR	2010/11
		VALTYPE	AC-TR

Google Map & Street View



INVESTIGATION- For Record number 665158, the property's FULLVAL, AVLAND and AVTOT is extremely high; hence, the values of variables r2, r3, r5, r6, r5_zip5 and r6_zip5 based on ZIP5 unreasonably higher than usual.

CONCLUSION-On doing a google search on the above property and STADDR this is pointing to a property located in the Middle Village neighbourhood in Queens which is 1 story with 2 buildings. High values of FULLVAL, AVLAND and AVTOT cannot be for this 1 story building hence, I think this property is suspicious and requires further investigation.