

# Investigation of 5 Suspicious NY Properties

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## 1. Record: 111420

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

Table 1. Original record of 111420

Record 111420 is in 1438 3 AVENUE owned by BOXWOOD FLTD PARNTERS. For this record, values of r2, r3, r5, r6, r8 and r9 are relatively lower than those of other properties, indicating underlying problems of its value of AVLAND, AVTOT, BLDFRONT and BLDDEPTH.

For further investigation, we can locate the property on the map and find out its pictures. From the pictures, the values of BLDFRONT and BLDDEPTH can be confirmed roughly. But more accurate information should be collected in further investigation.

However, its value of AVTOT (actual total value) is suspicious. According to information from StreetEasy, it is an apartment with 1,092 LOTS, but its AVTOT is only 133,429. That is, for each LOT, AVTOT is only 271.53. However, in ZIP3-100, the mean for AVTOT/LOT is 176586.55. Therefore, AVTOT of record 111420 is suspicious and should be confirmed in further investigation.

Link of StreetEasy: <https://streeteasy.com/building/maison-east>

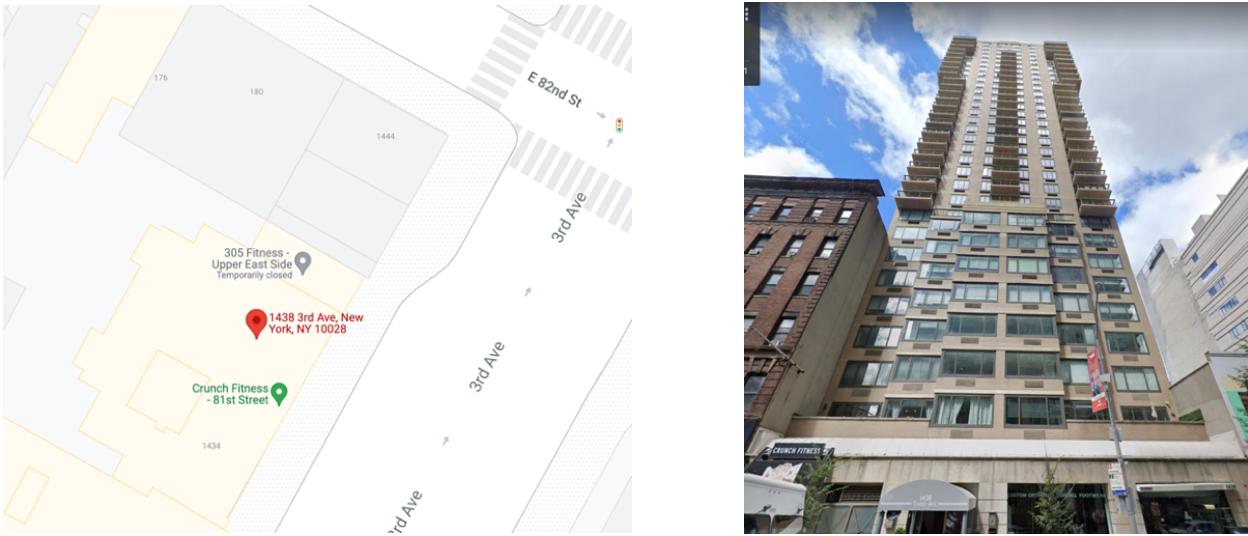


Figure 1. Record 111420

## 2. Record: 264421

<b>BBLE</b>	3003760053	<b>EXLAND</b>	NaN
<b>BORO</b>	3	<b>EXTOT</b>	NaN
<b>BLOCK</b>	376	<b>EXCD1</b>	NaN
<b>LOT</b>	53	<b>STADDR</b>	239 HAMILTON AVENUE
<b>EASEMENT</b>	NaN	<b>ZIP</b>	11231
<b>OWNER</b>	ROSE CUONZO	<b>EXMPTCL</b>	NaN
<b>BLDGCL</b>	Z9	<b>BLDFRONT</b>	1
<b>TAXCLASS</b>	4	<b>BLDDEPTH</b>	1
<b>LTFRONT</b>	1	<b>AVLAND2</b>	53
<b>LTDEPTH</b>	1	<b>AVTOT2</b>	53
<b>EXT</b>	NaN	<b>EXLAND2</b>	NaN
<b>STORIES</b>	1	<b>EXTOT2</b>	NaN
<b>FULLVAL</b>	200	<b>EXCD2</b>	NaN
<b>AVLAND</b>	90	<b>PERIOD</b>	FINAL
<b>AVTOT</b>	90	<b>YEAR</b>	2010/11

Table 2-1. Original record of 264421

Record 264421 is in 239 HAMILTON AVENUE, owned by ROSE CUONZO. There is no leasing or sale information can be found online. This property has relatively higher r1\_inverted\_zip3-r9\_inverted\_zip3 values in its zip code zone 112, so its r1-r9 values are lower than other properties in that zone.

According to Table 2-2, its FULLVAL, AVLAND, AVTOT values are all too low compared to the mean and median for properties in zip3 112. And we find its recorded values of LTFRONT, LTDEPTH, EXLAND and EXTOT are all 1, which doesn't consist with its actual building size

shown on map. Furthermore, records show that it has 53 lots, however, this also can't be supported by current gathered information.

In conclusion, this building is suspicious and further investigation should be conducted.

	<b>FULLVAL</b>	<b>AVLAND</b>	<b>AVTOT</b>
<b>264421</b>	200	90	90
<b>ZIP3: 112-Median</b>	522,000	13,315	25,689
<b>ZIP3: 112-Mean</b>	656,901	29,392	91,600

Table 2-2. 264421 vs ZIP3 112-Median&Mean Values of FULLVAL, AVLAND, AVTOT

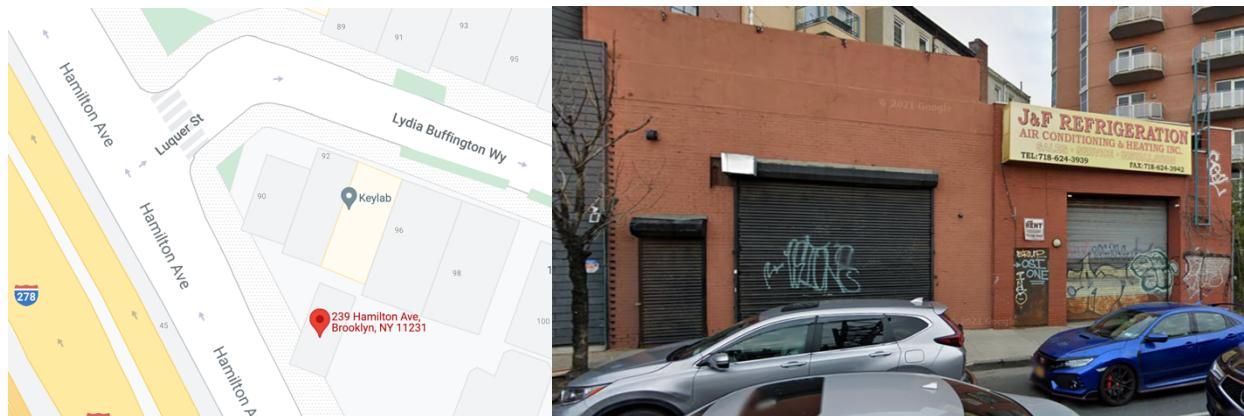


Figure 2. Record 264421

### 3. Record: 658933

<b>BBLE</b>	4029060054	<b>EXLAND</b>	1620
<b>BORO</b>	4	<b>EXTOT</b>	1620
<b>BLOCK</b>	2906	<b>EXCD1</b>	1017
<b>LOT</b>	54	<b>STADDR</b>	54-76 83 STREET
<b>EASEMENT</b>	NaN	<b>ZIP</b>	11373
<b>OWNER</b>	WAN CHIU CHEUNG	<b>EXMPTCL</b>	NaN
<b>BLDGCL</b>	C0	<b>BLDFRONT</b>	2500
<b>TAXCLASS</b>	1	<b>BLDDEPTH</b>	5600
<b>LTFRONT</b>	25	<b>AVLAND2</b>	NaN
<b>LTDEPTH</b>	100	<b>AVTOT2</b>	NaN
<b>EXT</b>	NaN	<b>EXLAND2</b>	NaN
<b>STORIES</b>	3	<b>EXTOT2</b>	NaN
<b>FULLVAL</b>	776000	<b>EXCD2</b>	NaN
<b>AVLAND</b>	26940	<b>PERIOD</b>	FINAL
<b>AVTOT</b>	46560	<b>YEAR</b>	2010/11

Table 3. Original record of 658933

Record 658933 is in 54-76 83 STREET, owned by WAN CHIU CHEUNG. We can also know it was built in 1980 from website Property Spark. Although expert values r1-r9 don't show obvious abnormality, it is suspicious when we take tax class into account. Its values of r2inv\_taxclass, r3inv\_taxclass, r5inv\_taxclass, r6inv\_taxclass, r8inv\_taxclass and r9inv\_taxclass are obviously higher than those of other properties, that is, in tax class1, its values of r2, r3, r5, r6 r8 and r9 are abnormally low.

To investigate deeper, we searched for it online and found it is a house for residence. However, record shows that this apartment has a BLDFRONT of 2,500 and a BLDDEPTH of 5,600, inconsistent with the pictures we found. The high BLDFRONT and BLDDEPTH lead to abnormal values of r2, r3, r5, r6 r8 and r9 in tax class1.

Therefore, this building is suspicious and further investigation should be taken to confirm the actual size of this building. Further investigation should also focus on the actual function and tax classification of this building to make sure whether it is in tax class1.

Link of Property Spark: <https://www.propertyshark.com/mason/Property/428471/54-76-83-St-Queens-NY-11373/>

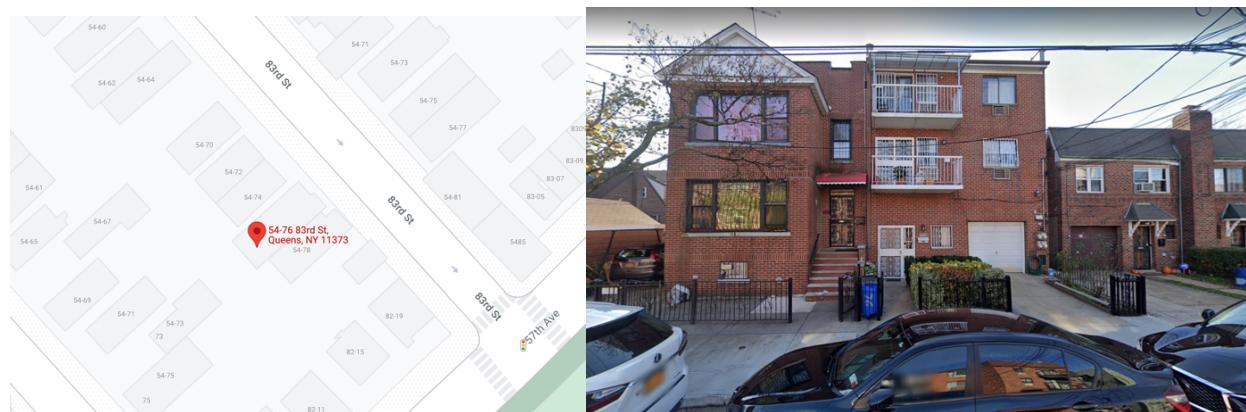


Figure 3. Record 658933

#### 4. Record: 803040

Record 803040 is in 84-05 121 STREET and owned by ALAN L. JURKOWITZ. Its values of r4, r5, r6 are relatively higher than other properties, suggesting its abnormal value of AVLAND. Its value of AVLAND is 25 while its FULLVAL is 924,000 and AVTOT is 33,901, showing obvious mismatch.

Furthermore, the median for AVLAND in ZIP3-114 is 12,059 and the mean for AVLAND in ZIP3-114 is 36,073, supporting that its value of AVLAND is suspicious.

Additionally, according to information on Property Spark, this property has been expanded for many times since 2010, more information about accurate expansion time and revaluation should be collected in further investigation.

Link of Property Spark: <https://www.propertyshark.com/mason/Property/538049/84-05-121-St-Queens-NY-11415/>

<b>BBLE</b>	4092370001	<b>EXLAND</b>	33091
<b>BORO</b>	4	<b>EXTOT</b>	NaN
<b>BLOCK</b>	9237	<b>EXCD1</b>	NaN
<b>LOT</b>	1	<b>STADDR</b>	NaN
<b>EASEMENT</b>	NaN	<b>ZIP</b>	84-05 121 STREET
<b>OWNER</b>	ALAN L. JURKOWITZ	<b>EXMPTCL</b>	11415
<b>BLDGCL</b>	A1	<b>BLDFRONT</b>	NaN
<b>TAXCLASS</b>	1	<b>BLDDEPTH</b>	30
<b>LTFRONT</b>	63	<b>AVLAND2</b>	70
<b>LTDEPTH</b>	119	<b>AVTOT2</b>	NaN
<b>EXT</b>	NaN	<b>EXLAND2</b>	NaN
<b>STORIES</b>	2	<b>EXTOT2</b>	NaN
<b>FULLVAL</b>	924000	<b>EXCD2</b>	NaN
<b>AVLAND</b>	25	<b>PERIOD</b>	NaN
<b>AVTOT</b>	4092370001	<b>YEAR</b>	FINAL

Table 4. Original record of 803040

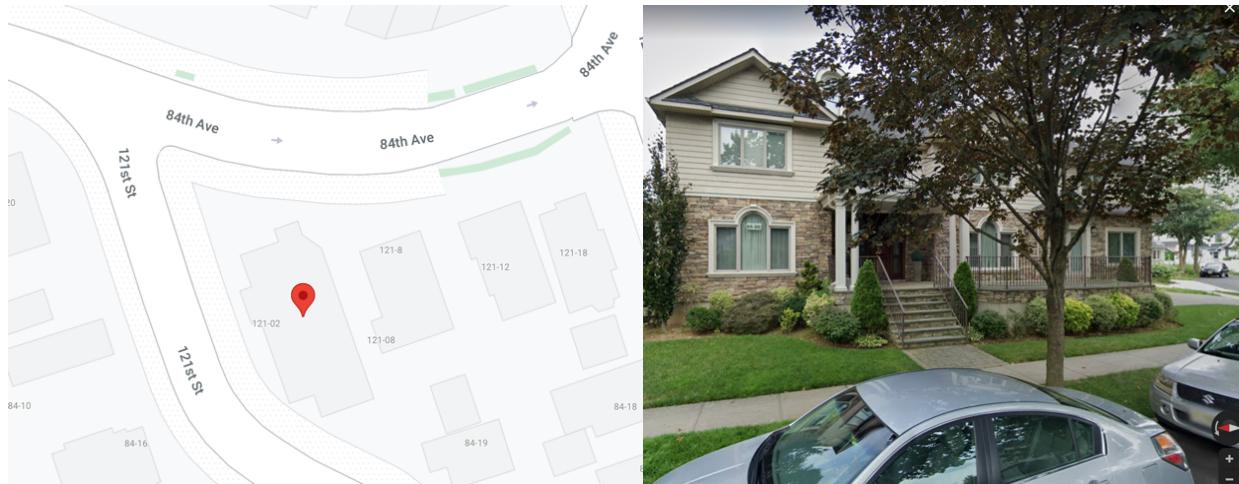


Figure 4. Record 803040

## 5. Record: 996722

Record 996722 is located in OSGOOD AVENUE and owned by IMPERIAL COURT HOMEOW. Its values of r4 and r7 are especially lower than other properties, indicating abnormal values of AVLAND and AVTOT.

Its values of AVLAND and AVTOT are both 1 while its values of LOT, LTFRONT and LTDEPTH are 125,300 and 400 respectively. There is an obvious inconsistence between the

values of the property and the size of the property. In ZIP3-103, the median for FULLVAL/LOT is 7,326, while record 996722's FULLVAL/LOT is only 2.

Therefore, this property is suspicious. In further investigation, values of AVLAND and AVTOT should be confirmed firstly. Then the size of each LOT is supposed to be calculated again. Furthermore, the missing value of BLDFRONT and BLDDEPTH should also be recorded to help us know the property better.

<b>BBLE</b>	5029220125	<b>EXLAND</b>	NaN
<b>BORO</b>	5	<b>EXTOT</b>	NaN
<b>BLOCK</b>	2922	<b>EXCD1</b>	NaN
<b>LOT</b>	125	<b>STADDR</b>	OSGOOD AVENUE
<b>EASEMENT</b>	NaN	<b>ZIP</b>	10304
<b>OWNER</b>	IMPERIAL COURT HOMEOW	<b>EXMPTCL</b>	NaN
<b>BLDGCL</b>	V0	<b>BLDFRONT</b>	NaN
<b>TAXCLASS</b>	1B	<b>BLDDEPTH</b>	NaN
<b>LTFRONT</b>	300	<b>AVLAND2</b>	NaN
<b>LTDDEPTH</b>	400	<b>AVTOT2</b>	NaN
<b>EXT</b>	NaN	<b>EXLAND2</b>	NaN
<b>STORIES</b>	NaN	<b>EXTOT2</b>	NaN
<b>FULLVAL</b>	250	<b>EXCD2</b>	NaN
<b>AVLAND</b>	1	<b>PERIOD</b>	FINAL
<b>AVTOT</b>	1	<b>YEAR</b>	2010/11

Table 4. Original record of 996722

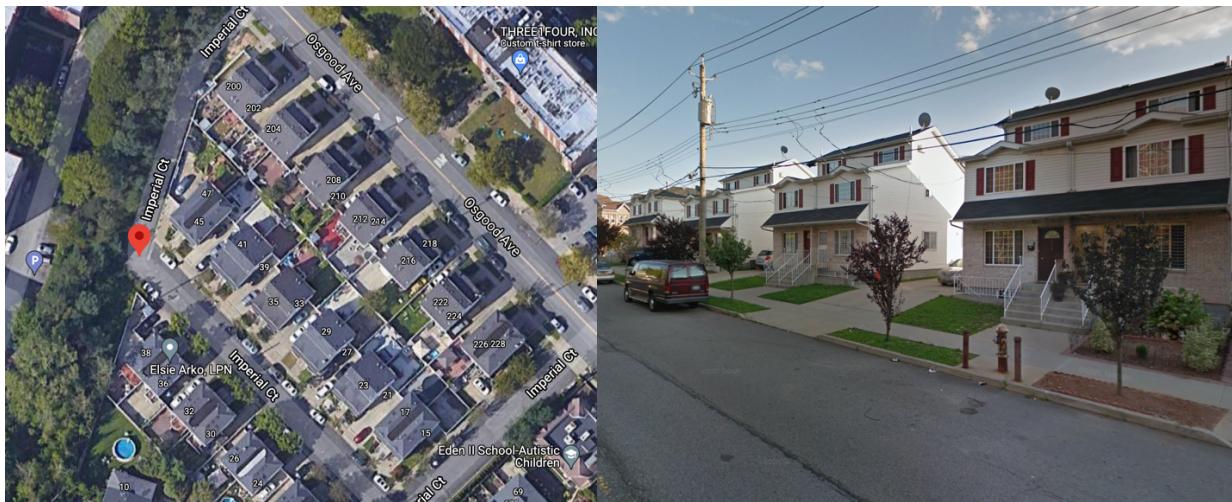


Figure 5. Record 996722