Record: 934780

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ROCOED | 934780 | EXT | NULL | BLDFRONT | 30 |
| BBLE | 4163500300 | STORIES | 1 | BLDDEPTH | 40 |
| BORO | 4 | FULLVAL | 82400000 | AVLAND2 | NULL |
| BLOCK | 16350 | AVLAND | 2874000 | AVTOT2 | NULL |
| LOT | 300 | AVTOT | 4944000 | EXLAND2 | NULL |
| EASEMENT | NULL | EXLAND | 1223253 | EXTOT2 | NULL |
| OWNER | WILLIAM R. BRENNAN | EXTOT | 1250253 | EXCD2 | 1015 |
| BLDCLC | A8 | EXCD1 | 1010 | Score1 rank | 1046675 |
| TAXCLASS | 1D | STADDR | 202-30 ROCKAWAY POINT BLVD | Score2 rank | 1046629 |
| LTFRONT | 540 | ZIP | 11697 | final | 1046652 |
| LTDEPTH | 345 | EXMPTCL | NULL |  |  |

Google Map:

Map

Description automatically generated with medium confidence

For property 934780, it’s record does not have missing values or zero values we need to fill in manually. It has abnormally high r2 and r3 (66.31 and 137.17 correspondingly) because it has extremely high full value (82400000) but relatively small building front (30) and building depth (40). We could analyze those values from following three points:

Firstly, according to the actual map showed above, we can find that this property approaches to beach but still includes several houses here. Therefore, if we consider the lot front (540) and lot depth (345) in the dataset and the density of the house in the screenshot, the values of building front and building depth seem to be a fraud value.

Secondly, according to the definition of Tax Class Level 1 in New York City (<https://www1.nyc.gov/site/finance/taxes/definitions-of-property-assessment-terms.page>), this kind of property always have up to 3 units. However, the data shows that both lot front and depth are bigger than 300. The only interpretation for building 3 units on such large lot is that this properties’ lot may include the beach.

Finally, when we consider the A8 Building Class in New York City (<https://www.propertyshark.com/info/class-buildings-one-family-dwellings/#a8>), we can almost exclude the possibility mentioned in the second point because it is really hard to imagine that Bungalow Colony/Land Coop Owned property may include a such wide range of beach and such small size of building.

Based on the information provided above, I think NY government should investigate this property carefully because it may have fraud information.

Record: 33564

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ROCOED | 33564 | EXT | NULL | BLDFRONT | 8 |
| BBLE | 1006890017 | STORIES | 1 | BLDDEPTH | 12 |
| BORO | 1 | FULLVAL | 8005000 | AVLAND2 | 2956545 |
| BLOCK | 689 | AVLAND | 3600000 | AVTOT2 | 2958795 |
| LOT | 17 | AVTOT | 3602250 | EXLAND2 | NULL |
| EASEMENT | NULL | EXLAND | 0 | EXTOT2 | NULL |
| OWNER | HLP PROPERTIES, LLC | EXTOT | 0 | EXCD2 | 1015 |
| BLDCLC | G6 | EXCD1 | NULL | Score1 rank | 1046794 |
| TAXCLASS | 4 | STADDR | 501 WEST 17 STREET | Score2 rank | 1046528 |
| LTFRONT | 380 | ZIP | 10011 | final | 1046661 |
| LTDEPTH | 184 | EXMPTCL | NULL |  |  |

Google Map:

A picture containing text

Description automatically generated

The record of this property does not include missing values and zero values in key items, but it has extremely high values in r2, r3, r5, r6, r8, r9 (80.64, 116.68, 99.01, 210.23, 40.20, 114.68 respectively). Looking into the data in the table, high value with low building depth and building front causes this situation. When search this property on Google Map, we can find that the actual building here is impossible having those values. Plus, its owner, HLP PROPERTIES LLC, occurred 'Franchise Tax Board Suspended/Forfeited' last year according to the latest released information (<https://opencorporates.com/companies/us_ca/201726910059/events>). Therefore, it possibly took participate in tax fraud in the past. The strange information of this property may have 2 explanations:

1. When the information was collected, this property just started to build.
2. Its owners report fraud information to the government.

Therefore, I think NY government should investigate this property as well as the history and other properties of its owner.

Record: 665157

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ROCOED | 665157 | EXT | NULL | BLDFRONT | 40 |
| BBLE | 4030710001 | STORIES | 1 | BLDDEPTH | 25 |
| BORO | 4 | FULLVAL | 106100000 | AVLAND2 | 31410000 |
| BLOCK | 3071 | AVLAND | 35010000 | AVTOT2 | 441450000 |
| LOT | 1 | AVTOT | 47745000 | EXLAND2 | 31410000 |
| EASEMENT | NULL | EXLAND | 35010000 | EXTOT2 | 441450000 |
| OWNER | ST JOHNS CEMETERY | EXTOT | 47745000 | EXCD2 | NULL |
| BLDCLC | Z8 | EXCD1 | 1700 | Score1 rank | 1046791 |
| TAXCLASS | 4 | STADDR | 80-01 METROPOLITAN AVENUE | Score2 rank | 1046567 |
| LTFRONT | 981 | ZIP | 11379 | final | 1046679 |
| LTDEPTH | 2663 | EXMPTCL | X5 |  |  |

Google Map:

Map

Description automatically generated

Official Website Pictures:

A picture containing text

Description automatically generated

Property 665157 does not have missing values or zero values in key items, but it still has extremely high r2, r3, r5, r6, r8 and r9 (102.74, 212.21, 92.43, 196.27, 51.16 and 145.94 correspondingly). It is mainly because that this property has high value but small building front and building depth value. When looking into the Google Map and the owner of this property, we can find this would be reasonable. Because this property is a cemetery, it has large lot area but small building area (only office), making all the factors related to lot seem to be normal but the factors related to the building seem to be high.

However, the official website of this cemetery (<https://www.ccbklyn.org/our-cemeteries/saint-john/>) shows that St. John also includes Section 056 for Diocesan Priests as well as resting places within St. John Cemetery for the following religious congregations. (Showed in the above screenshot) Therefore, I believe that the building front and depth in the dataset are not accurate. It may not be a fraud but need to update the information about this property.

Record: 658933

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ROCOED | 658933 | EXT | NULL | BLDFRONT | 2500 |
| BBLE | 4029060054 | STORIES | 3 | BLDDEPTH | 5600 |
| BORO | 4 | FULLVAL | 776000 | AVLAND2 | NULL |
| BLOCK | 2906 | AVLAND | 26940 | AVTOT2 | NULL |
| LOT | 54 | AVTOT | 46560 | EXLAND2 | NULL |
| EASEMENT | NULL | EXLAND | 1620 | EXTOT2 | NULL |
| OWNER | WAN CHIU CHEUNG | EXTOT | 1620 | EXCD2 | NULL |
| BLDCLC | C0 | EXCD1 | 1017 | Score1 rank | 1046820 |
| TAXCLASS | 1 | STADDR | 54-76 83 STREET | Score2 rank | 1046799 |
| LTFRONT | 25 | ZIP | 11373 | final | 1046810 |
| LTDEPTH | 100 | EXMPTCL | NULL |  |  |

Google Map:

A picture containing text, outdoor, city

Description automatically generated

The property 658933 does not have any missing value and zero value. At the same time, it does not have abnormal values in our features except r2inv\_taxclass, r3inv\_taxclass, r5inv\_taxclass, r6inv\_taxclass, r8inv\_taxclass, r9inv\_taxclass (447.82, 520.43, 522.57, 585.83, 431.98, 508.79 correspondingly). According to the definition of tax class 1 of NYC (<https://www1.nyc.gov/site/finance/taxes/definitions-of-property-assessment-terms.page>), this property is a residential property of up to three units. However, the information provided in the dataset shows that it has 2500 building front and 5600 building depth, much higher than the front and depth of other properties with same tax class. Plus, by investigating real map, we can also find it is just an ordinary house. It is impossible to have such a huge building front and building depth. Therefore, based on the investigation, property 658933 needs to have further investigation.

Record: 980276

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ROCOED | 980276 | EXT | NULL | BLDFRONT | 15 |
| BBLE | 5017010020 | STORIES | 1 | BLDDEPTH | 30 |
| BORO | 5 | FULLVAL | 3670 | AVLAND2 | NULL |
| BLOCK | 1701 | AVLAND | 89 | AVTOT2 | NULL |
| LOT | 20 | AVTOT | 92 | EXLAND2 | NULL |
| EASEMENT | NULL | EXLAND | 0 | EXTOT2 | NULL |
| OWNER | WOODMONT WEST HOA INC | EXTOT | 0 | EXCD2 | NULL |
| BLDCLC | Z0 | EXCD1 | 1017 | Score1 rank | 1046678 |
| TAXCLASS | 1 | STADDR | 160 WILCOX STREET | Score2 rank | 1046803 |
| LTFRONT | 278 | ZIP | 10302 | final | 1046741 |
| LTDEPTH | 190 | EXMPTCL | NULL |  |  |

Google Map:

A picture containing text, outdoor, sky, grass

Description automatically generated

Property 980276 does not have missing values or zero values for key components in original dataset. Its corresponding features are normal except r1inv\_taxclass, r4inv\_taxclass, r7inv\_taxclass (156.61, 187.61, 254.80) because this property has abnormal lot depth and front compared to the properties with same tax class. Based on the information in the original dataset, this property has Tax Class 1, which is residential property with up to 3 unit (<https://www1.nyc.gov/site/finance/taxes/definitions-of-property-assessment-terms.page>), and building class Z0, which is tennis courts, pools, sheds and other facilities used in conjunction with Tax Class 1 buildings (<https://www.propertyshark.com/info/class-z-buildings-miscellaneous/#z0>) . In other words, this building should be a luxury house.

However, as the picture shown in Google Map, this property seems to be discarded for a long time and does not have an entrance along the road. At the same time, this property approaches a cemetery so it may also not a good place to live. Therefore, based on the information given above, NY government should investigate the gap between lot size and building size for this property as well as the tax class and building class. Property 980276 has high probability with fraudulent.