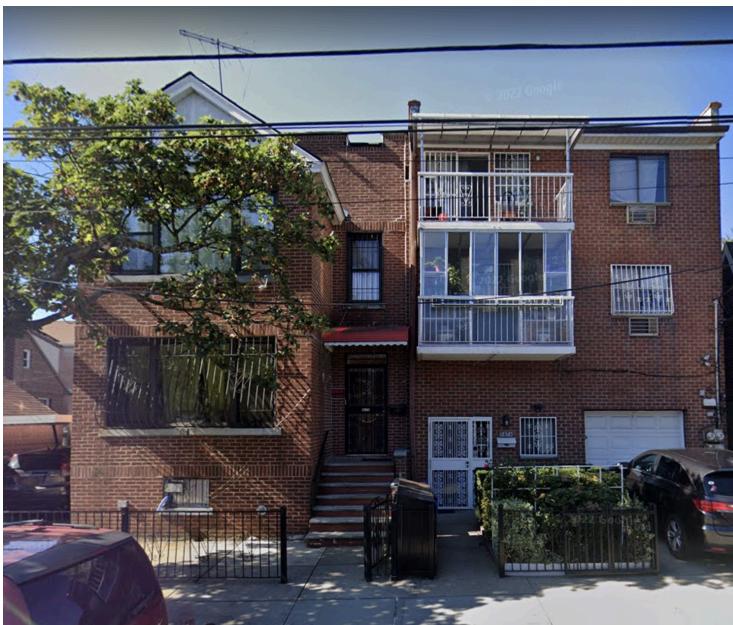


Unusual NY Property Samples

Sheetal Srivastava

1) Record 658933 : 54-76 83 STREET



| | |
|----------|-----------------|
| RECORD | 658933 |
| BBLE | 4029060054 |
| BORO | 4 |
| BLOCK | 2906 |
| LOT | 54 |
| EASEMENT | Nan |
| OWNER | WAN CHIU CHEUNG |
| BLDGCL | C0 |
| TAXCLASS | 1 |
| LTFRONT | 25 |
| LTDEPTH | 100 |
| EXT | Nan |
| STORIES | 3.0 |
| FULLVAL | 776000.0 |
| AVLAND | 26940.0 |
| AVTOT | 46560.0 |
| EXLAND | 1620.0 |
| EXTOT | 1620.0 |
| EXCD1 | 1017.0 |
| STADDR | 54-76 83 STREET |
| ZIP | 11373.0 |
| EXMPTCL | Nan |
| BLDFRONT | 2500 |
| BLDDEPTH | 5600 |
| AVLAND2 | Nan |
| AVTOT2 | Nan |
| EXLAND2 | Nan |
| EXTOT2 | Nan |
| EXCD2 | Nan |
| PERIOD | FINAL |
| YEAR | 2010/11 |
| VALTYPE | AC-TR |

- The property has very small lot sizes when compared to the building sizes. As we can see from the record details above the BLDFRONT and BLDDEPTH values are 2500 and 5600 respectively, whereas the LTFRONT and LTDEPTH values are 25 and 100. Since the lot size cannot be smaller than the building dimensions this record is anomalous.
- The r8_inv value for this property is unusually large. This suggests that the ratio of the actual total value of the property with respect to the building size is smaller than usual.
- The inverse ratios grouped by zip codes are also unusually large, especially r8inv_zip5 and r9inv_zip5 values. This again corroborates the previous finding that the building size and volume is larger than expected when compared to the actual total property value.

2) Record 111420 : 1438 3 AVENUE



| | |
|----------|-----------------------|
| RECORD | 111420 |
| BBLE | 1015101092 |
| BORO | 1 |
| BLOCK | 1510 |
| LOT | 1092 |
| EASEMENT | NaN |
| OWNER | BOXWOOD FLTD PARTNERS |
| BLDGCL | R4 |
| TAXCLASS | 2 |
| LTFRONT | 75 |
| LTDEPTH | 93 |
| EXT | NaN |
| STORIES | 31.0 |
| FULLVAL | 296508.0 |
| AVLAND | 22896.0 |
| AVTOT | 133429.0 |
| EXLAND | 0.0 |
| EXTOT | 0.0 |
| EXCD1 | NaN |
| STADDR | 1438 3 AVENUE |
| ZIP | 10028.0 |
| EXMPTCL | NaN |
| BLDFRONT | 7575 |
| BLDDEPTH | 9393 |
| AVLAND2 | 22896.0 |
| AVTOT2 | 146183.0 |
| EXLAND2 | NaN |
| EXTOT2 | NaN |
| EXCD2 | NaN |
| PERIOD | FINAL |
| YEAR | 2010/11 |
| VALTYPE | AC-TR |

- This property has exceptionally small lot sizes when compared to the building sizes. The BLDFRONT and BLDDEPTH values are 7575 and 9393 respectively, whereas the LTFRONT and LTDEPTH values are 75 and 93. Since the lot size cannot be smaller than the building dimensions this record is anomalous. Based on the number it looks like the values are arbitrary or erroneous and it is likely to not be a fraudulent record.
- The variable size_ratio is extremely large for this record which is due to the same reason mentioned above since this value is the ratio of building size wrt lot size.
- The r2inv and r3inv values for this record is also extremely high suggesting that the FULLVAL or the market value for this property is too low for a building of this size / volume.
- The inverse ratios of r2, r3, r5, r8 grouped by tax class are also pretty large for this property suggesting that the property values (market value, actual land value, and actual total value) are too low for a property of this size in this particular tax class. The tax class for this property is 2 which indicates that this is a residential property, more specifically apartments.

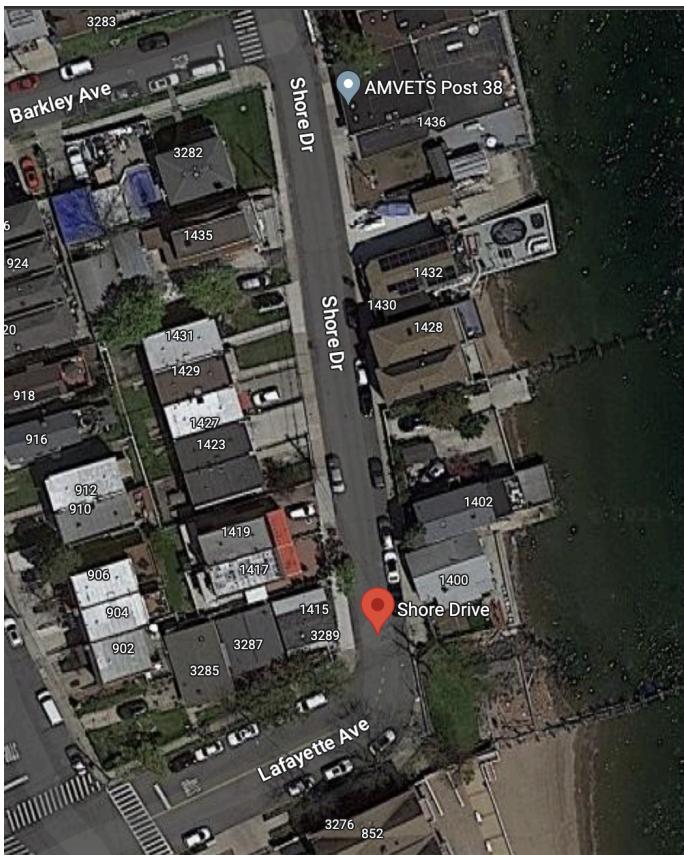
3) Record 151044 : 1 EAST 161 STREET



| | |
|----------|-------------------|
| RECORD | 151044 |
| BBLE | 2024930001 |
| BORO | 2 |
| BLOCK | 2493 |
| LOT | 1 |
| EASEMENT | NaN |
| OWNER | NaN |
| BLDGCL | Q6 |
| TAXCLASS | 4 |
| LTFRONT | 798 |
| LTDEPTH | 611 |
| EXT | NaN |
| STORIES | 6.0 |
| FULLVAL | 1663775000.0 |
| AVLAND | 78750000.0 |
| AVTOT | 748698750.0 |
| EXLAND | 78750000.0 |
| EXTOT | 748698750.0 |
| EXCD1 | 2500.0 |
| STADDR | 1 EAST 161 STREET |
| ZIP | 10451.0 |
| EXMPTCL | NaN |
| BLDFRONT | 0 |
| BLDDEPTH | 0 |
| AVLAND2 | NaN |
| AVTOT2 | NaN |
| EXLAND2 | NaN |
| EXTOT2 | NaN |
| EXCD2 | NaN |
| PERIOD | FINAL |
| YEAR | 2010/11 |
| VALTYPE | AC-TR |

- Based on the street view and the building class of the property we can conclude that this is the “Yankee Stadium” which is an outdoor recreation facility. [BLDGCL = Q6 which implies the building is one of the following: STADIUM, RACE TRACK, BASEBALL FIELD]
- Given that this is a huge outdoor stadium, the lot sizes LTFRONT and LTDEPTH values of 798 and 611 respectively are too low for this property.
- The building sizes BLDFRONT and BLDDEPTH are both zero which is also incorrect given that the number of stories for the building is 6.
- The r2 and r3 ratio values are too large for this property indicating that the market value of the property is way too high given the building size. This follows from the aforementioned point since the building dimensions here are zero which seems to be an error.
- Overall while this record is unusual, the reason behind that seems to just be that this type of property is rare in occurrence and not because it is a suspicious record that needs further investigation.

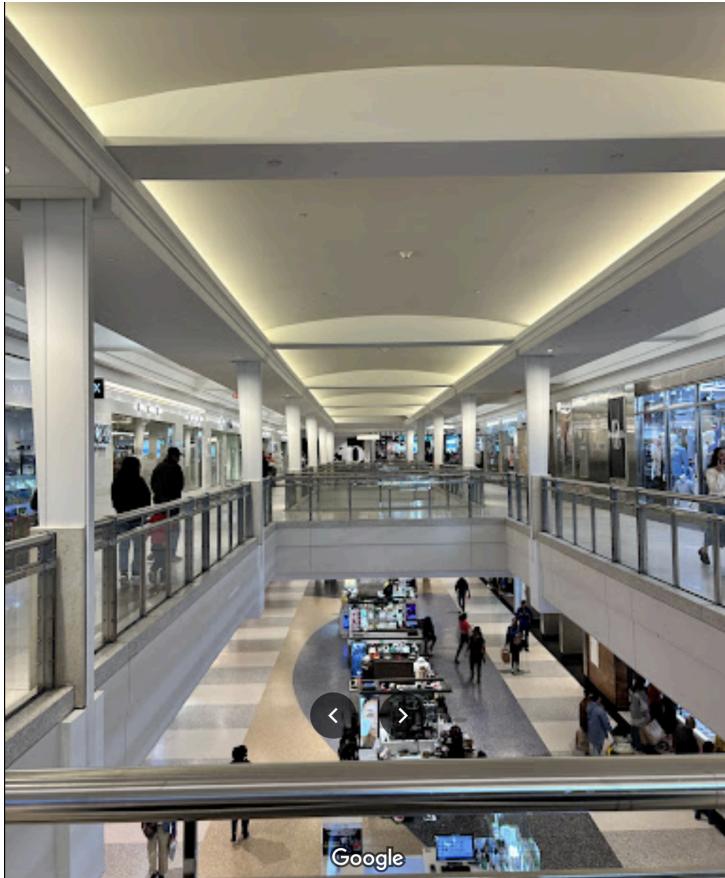
4) Record 241946 : SHORE DRIVE



| | |
|----------|---------------------|
| RECORD | 241946 |
| BBLE | 2054670100 |
| BORO | 2 |
| BLOCK | 5467 |
| LOT | 100 |
| EASEMENT | NaN |
| OWNER | RUFFALO ENTERPRISES |
| BLDGCL | V0 |
| TAXCLASS | 1B |
| LTFRONT | 503 |
| LTDEPTH | 999 |
| EXT | NaN |
| STORIES | NaN |
| FULLVAL | 31236727.0 |
| AVLAND | 134.0 |
| AVTOT | 134.0 |
| EXLAND | 134.0 |
| EXTOT | 134.0 |
| EXCD1 | 3390.0 |
| STADDR | SHORE DRIVE |
| ZIP | NaN |
| EXMPTCL | X2 |
| BLDFRONT | 0 |
| BLDDEPTH | 0 |
| AVLAND2 | NaN |
| AVTOT2 | NaN |
| EXLAND2 | NaN |
| EXTOT2 | NaN |
| EXCD2 | NaN |
| PERIOD | FINAL |
| YEAR | 2010/11 |
| VALTYPE | AC-TR |

- The building classification code of this record is BLDGCL = V0 which denotes a vacant land that is “ZONED RESIDENTIAL; NOT MANHATTAN”. Based on this information and the street view it looks like this property is an empty lot on this street. This would explain why the BLDFRONT and BLDDEPTH values are zero.
- There is no detailed street address for this property and the lot number (LOT = 100) seems a little strange since the street view does not show any lot 100 and the lot values are all 1400 and above for Shore Drive.
- The actual land value and the actual total value for this property is way too low when compared to the FULLVAL or the full market value. The value_ratio variable is way too large for this property because of this reason.
- The AVLAND, AVTOT, EXLAND, EXTOT values are all exactly the same which also suggests that these values are either arbitrary or erroneous. While this may not be concerning by itself but combined with the previous points, this indicates that this record needs further investigation.

5) Record 561383 : 5120 AVENUE U



| | |
|----------|---------------------|
| RECORD | 561383 |
| BBLE | 3084700055 |
| BORO | 3 |
| BLOCK | 8470 |
| LOT | 55 |
| EASEMENT | NaN |
| OWNER | YILDIZ HOLDING A.S. |
| BLDGCL | K6 |
| TAXCLASS | 4 |
| LTFRONT | 930 |
| LTDEPTH | 650 |
| EXT | NaN |
| STORIES | 2.0 |
| FULLVAL | 258000000.0 |
| AVLAND | 40590000.0 |
| AVTOT | 116100000.0 |
| EXLAND | 0.0 |
| EXTOT | 13326371.0 |
| EXCD1 | 1985.0 |
| STADDR | 5120 AVENUE U |
| ZIP | 11234.0 |
| EXMPTCL | NaN |
| BLDFRONT | 0 |
| BLDDEPTH | 0 |
| AVLAND2 | 40590000.0 |
| AVTOT2 | 118079991.0 |
| EXLAND2 | NaN |
| EXTOT2 | 13326371.0 |
| EXCD2 | NaN |
| PERIOD | FINAL |
| YEAR | 2010/11 |
| VALTYPE | AC-TR |

- The building class code for this property is K6 which falls under the store buildings category, more specifically referring to “SHOPPING CENTER WITH OR WITHOUT PARKING”. The street view corroborates this information and hence we can conclude that this record refers to a specific shop in the Kings Plaza Shopping Center shown above.
- The values for both the building dimensions are zero here, which clashes with the value for the number of stories for this record which is 2.
- The following ration values for this property are extremely high : r2_zip, r3_zip, r5_zip, r6_zip, r8_zip, and r9_zip. This follows from the previous observation since all of these six ration are with respect to the building dimensions and grouped by the zip code. This zip code primarily contains high-end shopping outlets and therefore the market values for these places is typically high but the building sizes are also generally bigger than usual.
- Overall this record was in the top scorer list because of the building dimensions being zero while the market value was high. However this seems to be more of an error than a suspicious record and can probably be ignored.