

# Village of Great Neck Estates

INCORPORATED 1911

## VILLAGE HALL - 4 ATWATER PLAZA

Great Neck, New York 11021

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**MAYOR**

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**VILLAGE ATTORNEY**

A. THOMAS LEVIN, ESQ.

**CODE OFFICIAL**

BARBARA DZIORNEY

**ADMINISTRATOR**

KATHLEEN L. SANTELLI

Dear Neighbor:

We are writing this letter to inform you of the method the Village Board of Assessors uses to determine your assessment should you choose to build a new home or alter or add to it.

Since 1939 the Village of Great Neck Estates has based assessment on the net volume and type of volume of new construction or alteration to the existing residence. Your architect or engineer should be consulted early in the development stage and requested to compute the applicable volumes so that an approximation of your assessment can be factored into your planning. This will eliminate unpleasant surprises later when changes are not feasible.

The following is a listing of **assessment dollar values** for the various categories of volume or items added:

Living Space (alteration less than 7500 cf)	.60 per cubic foot
Living Space (alteration 7500 cf or larger)	1.00 per cubic foot
New Building	1.00 per cubic foot
Finished Attic	.48 per cubic foot
Finished Basement	.48 per cubic foot
Open Attic	.32 per cubic foot
Open Basement	.32 per cubic foot
Garage	.32 per cubic foot
Tennis Court	3000.00
Swimming Pools:	
Concrete	3000.00
Vinyl	2000.00
Hot Tub	1000.00
Deck	No Charge
Greenhouse or Solarium (free standing)	1.00 per cubic foot
Air Conditioning	400.00 per ton/or 12000 BTUs

**Each \$100 of assessment multiplied by the current tax rate equals your annual Village real estate tax.**

The Village Staff and the Chairman of the Board of Assessors are available to answer all questions. Please include computations, detailing your estimate of your assessment change with your permit application. It will be reviewed, but keep in mind it will be a preliminary estimate, not binding on either the Village or you. We recommend that you also contact the Nassau County Department of Assessment at 516-571-2900 to determine if your proposed construction will impact your assessment for School and General tax purposes.

Very truly yours,

VILLAGE OF GREAT NECK ESTATES

Board of Assessors

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ACCT # \_\_\_\_\_ SEC 2 BLOCK \_\_\_\_\_ LOT(S) \_\_\_\_\_ PERMIT # \_\_\_\_\_

**SUMMARY OF VOLUME COMPUTATIONS**

PROJECT LOCATION \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_

The Village Of Great Neck Estates bases the assessed value of your home on the gross cubage or volume of the building including below grade construction. A Building Permit will not be issued unless the volume computations listed on this form are completed and accepted by the Building Inspector.

The figures listed below should be shown as net added cubage in the case of additions or alterations. If the use of existing volume is changed then credit should be taken for the existing use. Back up computations must be submitted on separate sheets to illustrate how the listed figures were computed.

ITEM	CUBAGE	\$ per unit
<b>Alterations/Additions:</b>		
Living space LESS than 7500 cf	_____	.60
Living space MORE than 7500 cf	_____	1.00
<b>NEW BUILDING Living Space</b>	_____	1.00
Finished Attic	_____	.48
Open Attic	_____	.32
Finished Basement/Cellar	_____	.48
Open Basement/Cellar/Crawl Space	_____	.32
Garage	_____	.32
Free Standing Greenhouse/Solarium	_____	1.00
Deck	_____	N/C
Driveway	_____	N/C
Air Conditioning	Tons _____	400.00
<b>Demolition/Removal:</b>		
_____	CREDIT CUBAGE _____	_____
_____	_____	_____
_____	_____	_____
<b>Swimming Pools:</b>		
Concrete	_____	3000.00
Vinyl	_____	2000.00
Hot Tub	_____	1000.00
<b>Tennis Court(s):</b>	_____	3000.00

**FOR OFFICE USE ONLY:**

PERCENTAGE OF COMPLETION \_\_\_\_\_ % AS OF \_\_\_\_/\_\_\_\_/\_\_\_\_ Bldg Insp \_\_\_\_\_  
 PERCENTAGE OF COMPLETION \_\_\_\_\_ % AS OF \_\_\_\_/\_\_\_\_/\_\_\_\_ Bldg Insp \_\_\_\_\_  
 PERCENTAGE OF COMPLETION \_\_\_\_\_ % AS OF \_\_\_\_/\_\_\_\_/\_\_\_\_ Bldg Insp \_\_\_\_\_

Previous Land \_\_\_\_\_ Bldg \_\_\_\_\_ TAV \_\_\_\_\_

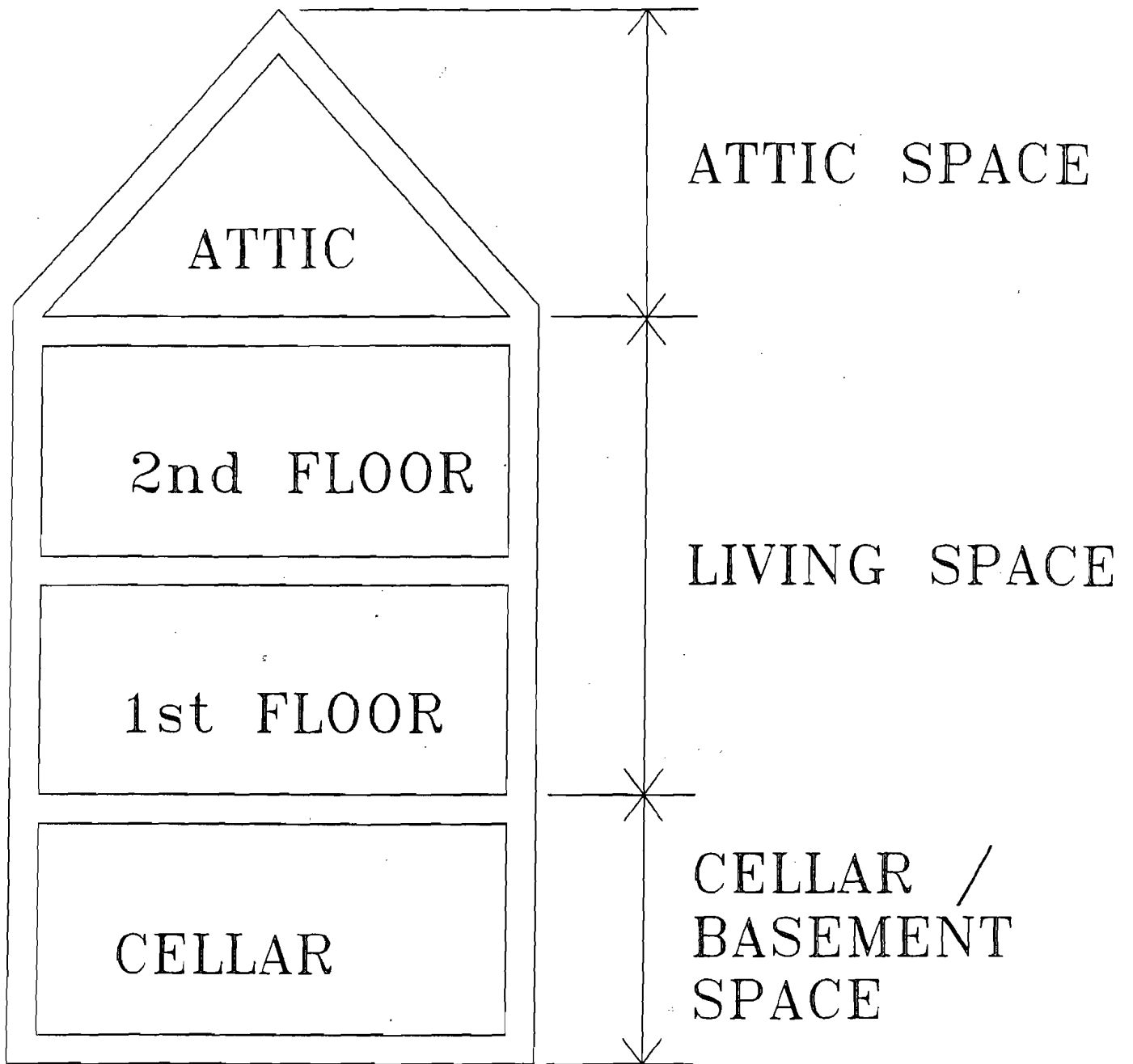


DIAGRAM OF VOLUME  
DESIGNATIONS