



Affordability. Preservation. Self-Determination.

HDFC Tax Calculation Worksheet*

A simple formula to estimate tax burden for HDFCs without any tax exemption**

Step 1: Determine your building's market value

1. Go to: <https://a836-pts-access.nyc.gov/care/search/commonsearch.aspx?mode=address>
2. Enter your building's address and click "Search" – you are now at your building's page (if this worked, go to **Step 3**).
 - a) If searching by address doesn't work, go to <https://nyc.marketproof.com/>
 - i. Enter your building's address and press "Enter" on your keyboard
 - ii. Under tab "Overview" scroll down and note "Block & Lot"
 - iii. Go to: <https://a836-pts-access.nyc.gov/care/search/commonsearch.aspx?mode=persprop>
 - iv. Pick your Borough from the dropdown box, enter block and lot, and click "Search" – you are now at your building's page – go to **Step 3** .
3. Under "Market Values and Assessments" menu on the left, click "**2025-2026 Tentative**"
4. Scroll down to "Market Value History"
5. Under Tax Year 2025-2026 (Tentative), see your building's most recent market value.

Step 2: Determine your building's assessed value

6. Multiply the market value figure with **0.45** (the NYC assessment ratio for Class 2 buildings, which includes all HDFCs) – this is your building's estimated assessed value for tax year 2025-2026.

Step 3: Determine the amount of your building's base tax bill

7. Multiply your building's assessed value for 2025-2026 with NYC's Class 2 property tax rate of 12.5% (subject to change every year) – this is your building's base tax bill.

Step 4: Determine your building's tax bill per unit

8. Divide the amount of your building's base tax bill by the number of units in the building – this is your approximate annual property tax burden per unit for 2025-2026

THIS IS NOT TAX ADVICE AND HDFC COALITION IS NOT A TAX ADVISOR. FOR AN ESTIMATE OF THE TAX LIABILITY FOR YOUR BUILDING PLEASE CONSULT A CERTIFIED PUBLIC ACCOUNTANT OR A TAX EXPERT

* Assumes no tax exemptions/abatements, no rental income, and no commercial spaces.

** The exact amount of property tax for any particular building beyond 2029 depends on that building's unique circumstances and future market and assessed values. See https://www.nyc.gov/assets/finance/downloads/pdf/brochures/class_2_guide.pdf for more information or consult a tax expert.



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