



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: 440 BROADWAY REALTY ASSOCIATES, LLC

Property address: 440 BROADWAY

Borough, block & lot: MANHATTAN (1), 00232, 0003

Mailing address:

RYAN, LLC C/O DIVINA TAVERAS
440 BROADWAY REALTY ASSOCIATES, LLC
600 5TH AVE. FL. 9
NEW YORK NY 10020-2311

Outstanding Charges \$2,833.10

New Charges \$223,281.48

Amount Due \$226,114.58

Please pay by January 4, 2021

PTS - LD
1400.01
40 - 1 - 4
18477



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00232-0003

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 if you still have a mortgage

\$5,015.68

Total amount due by January 4, 2021 if you no longer have a mortgage

\$226,114.58

Amount enclosed:

#801863620112101#

RYAN, LLC C/O DIVINA TAVERAS
440 BROADWAY REALTY ASSOCIATES, LLC
600 5TH AVE. FL. 9
NEW YORK NY 10020-2311

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

8018636201121 01 1002320003 0000022611458 0000000501568 210104312021000 9

Previous Charges	Amount
Total previous charges including interest and payments	\$2,833.10

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$214,700.86
Adopted Tax Rate			\$6,398.04
Soho BID- Chg		01/01/2021	\$2,182.58
Total current charges			\$223,281.48

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2018	\$-3,857.06
Total overpayments/credits remaining on account			\$3,857.06

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

	Overall Tax Rate
Tax class 4 - Commercial Or Industrial	
Original tax rate billed	10.5370%
New Tax rate	10.6940%
Estimated Market Value	\$10,416,000

		Taxes
Billable Assessed Value	\$4,075,180	
Taxable Value	\$4,075,180 x 10.6940%	
Tax Before Abatements and STAR	\$435,799.76	\$435,799.76
Annual property tax		\$435,799.76
Original property tax billed in June 2020		\$429,401.72
Change In Property Tax Bill Based On New Tax Rate		\$6,398.04

Please call 311 to speak to a representative to make a property tax payment by telephone.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-00232-0003 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is **June 1, 2021**. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

