



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: 78 ORCHARD STREET LLC
Property address: 78 ORCHARD ST.
Borough, block & lot: MANHATTAN (1), 00408, 0006

Mailing address:
78 ORCHARD STREET LLC
41 MAUJER STREET SUITE 1F
BROOKLYN NY 11206

Outstanding Charges	\$0.00
New Charges	\$92,780.38
Amount Due	\$92,780.38

You are set up for autopay. Please do not pay this notice.



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PTS - AD
1400.01 - C2
41 - 1 - 2
25889

Borough: 1 Block: 00408 Lot: 0006

Pay Today The Easy Way
nyc.gov/payonline



Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due: \$92,780.38

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#802626823111801#
78 ORCHARD STREET LLC
41 MAUJER STREET SUITE 1F
BROOKLYN NY 11206

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

8026268231118 01 1004080006 0000009278038 0000000133508 240102312024000 5

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$1,335.08
Total amount due by January 2, 2024 if you no longer have a mortgage	\$92,780.38

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$93,318.14
Credit Adjustment	08/21/2023		\$-5,247.20
Adopted Tax Rate			\$3,374.36
Lower East Side BID- Chg		01/01/2024	\$1,315.08
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	1	01/01/2024 10696800	\$20.00
Total current charges			\$92,780.38

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2023	\$-5,247.20
Total overpayments/credits remaining on account			\$5,247.20

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For more information, visit nyc.gov/propertytaxrefund.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 1-408-6. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

		Overall	
		Tax Rate	
Tax class 2 - Residential More Than 10 Units		12.2670%	
Original tax rate billed		12.5020%	
New Tax rate			
Estimated Market Value	\$3,381,000		
			Taxes
Billable Assessed Value	\$1,521,450		
Tax Commission Reduction	-85,550.00		
Taxable Value	\$1,435,900 x 12.5020%		
Tax Before Abatements and STAR	\$179,516.24		\$179,516.24
Annual property tax			\$179,516.24
Original property tax billed in June 2023			\$186,636.28
Change In Property Tax Bill Based On New Tax Rate			\$3,374.36

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 3, 2024. 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.

