



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: 118 FORSYTH CO OP INC
Property address: 118 FORSYTH ST.
Borough, block & lot: MANHATTAN (1), 00419, 0045

Mailing address:
118 FORSYTH CO. OP INC.
118 FORSYTH ST. APT. 8
NEW YORK NY 10002-5176

Outstanding Charges	\$0.00
New Charges	\$16,164.61
Amount Due	\$16,164.61

Please pay by January 4, 2021. To avoid interest pay on or before January 15th.

Most Department of Finance services are available online:

- To pay your bill, visit nyc.gov/payonline.
- For general information, visit nyc.gov/finance.
- To submit a question to the Department of Finance, visit nyc.gov/dofaccount.

PTS - ZB
1400.01
40 - 1 - 2C
25013



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 if you still have a mortgage	\$0.00
Total amount due by January 4, 2021 if you no longer have a mortgage	\$16,164.61
If you no longer have a mortgage and want to pay everything, please pay	\$32,283.72

Amount enclosed:

#802537420112101#

118 FORSYTH CO. OP INC.
118 FORSYTH ST. APT. 8
NEW YORK NY 10002-5176

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

8025374201121 01 1004190045 0000001616461 00000000000000 210104312021000 8

Previous Charges	Amount
------------------	--------

Total previous charges including interest and payments	\$0.00
--	--------

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$16,051.43
Adopted Tax Rate			\$-612.80
Co-op Condo Abatement	01/01/2021		\$74.24
Payment	11/08/2020	Fremont Investment/Loan Commercial	\$-7.24
Restore Taxes		01/01/2021	\$662.60
Credit Adjustment	10/13/2020		\$-3.62
Total current charges			\$16,164.61

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$16,051.43
Adopted Tax Rate			\$-612.80
Co-op Condo Abatement	01/01/2021		\$74.24
Restore Taxes		04/01/2021	\$662.60
Credit Adjustment	10/13/2020		\$-3.62
Total tax year charges remaining			\$16,171.85

If you pay everything you owe by January 4, 2021, you would save: \$52.74

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	\$-3.62
Credit Applied	11/08/2020		\$3.62
Credit Balance		10/01/2020	\$-3.62
Credit Applied	11/08/2020		\$3.62
<i>Total credit applied</i>			\$7.24
Total overpayments/credits remaining on account			\$0.00

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: 1-00419-0045 . 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.



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

Tax class 2C - Coop Or Condo 2-10 Res Units	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.4730%	
Estimated Market Value	12.2670%	
	\$7,339,000	
Billable Assessed Value	\$640,736	Taxes
Senior Citizen Homeowner	-45,767.00	
Taxable Value	\$594,969 x 12.2670%	
Tax Before Abatements and STAR	\$72,984.88	\$72,984.88
Basic Star - School Tax Relief 2 Units	\$-4,780.00	\$-582.00**
Enhanced Star - School Tax Relief 1 Unit	\$-5,560.00	\$-647.00**
Co-op/Condo Abatement 5 Units		\$-8,627.28
Annual property tax		\$63,128.60
Original property tax billed in June 2020		\$69,449.04
Change In Property Tax Bill Based On New Tax Rate		\$-1,077.12

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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

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.

