



# Property Tax Bill

## Quarterly Statement

Activity through November 19, 2022

**Owner name:** 169-171 BH LLC  
**Property address:** 171 1ST AVE.  
**Borough, block & lot:** MANHATTAN (1), 00452, 0033

**Mailing address:**  
C/O: ELLEMARK MANAGEMENT LLC  
169-171 BH LLC  
200 PARK AVE. # 1700  
NEW YORK NY 10166-0005

Outstanding Charges	\$0.00
New Charges	\$40,018.74
<b>Amount Due</b>	<b>\$40,018.74</b>

*Please pay by January 3, 2023*

Most Department of Finance services are available online:

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

**\*\*\*The Department of Environmental Protection records indicate that you have not paid your water bill\*\*\***  
**\*\*\*Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.\*\*\***

PTS - LD  
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40 - 0 - 2A  
27269



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



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00452-0033

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**

**Total amount due by January 3, 2023**

**\$40,018.74**

**Amount enclosed:**

#802808722111901#

C/O: ELLEMARK MANAGEMENT LLC  
169-171 BH LLC  
200 PARK AVE. # 1700  
NEW YORK NY 10166-0005

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

8028087221119 01 1004520033 0000004001874 0000004001874 230103112023000 6

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2023	\$39,810.50
Debit Adjustment	01/01/2023		\$208.24
<b>Total amount due</b>			<b>\$40,018.74</b>

**How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023**

	<b>Overall</b>	
Tax class 2A - 4-6 Unit Residential Rental Bldg	<b>Tax Rate</b>	
Original tax rate billed	12.2350%	
New Tax rate	12.2670%	
<b>Estimated Market Value</b>	<b>\$6,089,000</b>	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$650,764</b>	
<b>Taxable Value</b>	$\$650,764 \times 12.2670\%$	
<b>Tax Before Abatements and STAR</b>	<b>\$79,829.24</b>	<b>\$79,829.24</b>
<b>Annual property tax</b>		<b>\$79,829.24</b>
<b>Original property tax billed in June 2022</b>		<b>\$79,621.00</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$208.24</b>

For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](http://nyc.gov/latepropertypayments).

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2023, unless you are exempt by law. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.

**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: 1-00452-0033. Our address is P. O. 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.

**To update your mailing address:** Visit [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or call 311.

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](http://nyc.gov/contactdof) to sign up.

