Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: TAVROS MERCER OWNER LLC
BROOME JV LLC

Property address: 448 BROOME ST.

Borough, block & lot: MANHATTAN (1), 00484, 0031

Mailing address:
C/O BLDG MANAGEMENT CO., INC.
TAVROS MERCER OWNER LLC
417 5TH AVE. FL. 4
NEW YORK NY 10016-2239

Outstanding Charges	$0.00
New Charges	$21,259.22
Amount Due	**$21,259.22**

Please pay by January 4, 2021

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 - LD
1400.01
40 - 1 - 2A
28770

Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00484-0031

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 if you still have a mortgage	$100.00
Total amount due by January 4, 2021 if you no longer have a mortgage	$21,259.22

Amount enclosed:

#802916320112101#

C/O BLDG MANAGEMENT CO., INC.
TAVROS MERCER OWNER LLC
417 5TH AVE. FL. 4
NEW YORK NY 10016-2239

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

802916320112101 01 1004840031 0000002125922 0000000010000 2101043120210000 7

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		$21,882.02
Adopted Tax Rate				$-722.80
Rent Stabilization	**# Apts**		**RS fee identifiers**	
Rent Stabilization Fee- Chg	5	01/01/2021	14130600	$100.00
Total current charges				**$21,259.22**

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

	Overall Tax Rate	Taxes
Tax class 2A - 4-6 Unit Residential Rental Bldg		
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
Estimated Market Value $3,634,000		
Billable Assessed Value	**$350,870**	
Taxable Value	$350,870 x 12.2670%	
Tax Before Abatements and STAR	$43,041.24	**$43,041.24**
Annual property tax		**$43,041.24**
Original property tax billed in June 2020		**$43,764.04**
Change In Property Tax Bill Based On New Tax Rate		**$-722.80**

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.

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: 1-00484-0031 . 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.

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.