



# Property Tax Bill Quarterly Statement

Activity through November 18, 2023

**Owner name:** 118 WAVERLY PLACE INC.  
**Property address:** 118 WAVERLY PL.  
**Borough, block & lot:** MANHATTAN (1), 00552, 0148

**Mailing address:**  
118 WAVERLY PLACE INC.  
C/O GABRIEL MANAGEMENT  
2583 FRANCIS LEWIS BLVD.  
FLUSHING NY 11358-1155

Outstanding Charges	\$149.12
New Charges	\$20,801.31
<b>Amount Due</b>	<b>\$20,950.43</b>

*Please pay by January 2, 2024. To avoid interest pay on or before January 16th.*



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 - LD  
1400.01 - C4  
40 - 1 - 2C  
34429

**PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON**

**Borough: 1    Block: 00552    Lot: 0148**

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



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

**Amount Due: \$20,950.43**

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

**Amount Enclosed:**

#803487423111801#  
118 WAVERLY PLACE INC.  
C/O GABRIEL MANAGEMENT  
2583 FRANCIS LEWIS BLVD.  
FLUSHING NY 11358-1155

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

8034874231118 01 1005520148 0000002095043 0000000018912 240102312024000 9

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$189.12
Total amount due by January 2, 2024 if you no longer have a mortgage	\$20,950.43
If you no longer have a mortgage and want to pay everything, please pay	\$41,641.15

Previous Charges	Amount
Total previous charges including interest and payments	\$149.12

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$19,995.23
Adopted Tax Rate			\$828.90
Star Savings	01/01/2024		\$-5.46
Co-op Condo Abatement	01/01/2024		\$-57.36
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	2	01/01/2024 10568500	\$40.00
<b>Total current charges</b>			<b>\$20,801.31</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$19,995.23
Adopted Tax Rate			\$828.90
Star Savings	01/01/2024		\$-5.46
Co-op Condo Abatement	01/01/2024		\$-57.36
<b>Total tax year charges remaining</b>			<b>\$20,761.31</b>
If you pay everything you owe by January 16, 2024, you would save:			\$70.59

**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: 1-552-148. 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](http://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.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](http://nyc.gov/dofpaymentplans).

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

Tax class 2C - Coop Or Condo 2-10 Res Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.2670%	
<b>Estimated Market Value</b>	12.5020%	
	<b>\$4,822,000</b>	
<b>Billable Assessed Value</b>	<b>\$705,457</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$705,457 x 12.5020%	
<b>Tax Before Abatements and STAR</b>	\$88,196.24	<b>\$88,196.24</b>
Basic Star - School Tax Relief 2 Units	\$-4,640.00	\$-580.12**
Co-op/Condo Abatement 4 Units @ 17.5000%		\$-6,103.04
<b>Annual property tax</b>		<b>\$81,513.08</b>
<b>Original property tax billed in June 2023</b>		<b>\$79,980.92</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$1,532.16</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/star](http://nyc.gov/star) or contact 311.

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](http://www.nyc.gov/rpie) for more information.

