Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: 38-50 WEST 9 STREET CORP
Property address: 38 W. 9TH ST.
Borough, block & lot: MANHATTAN (1), 00572, 0017

Mailing address:
38-50 WEST 9 STREET CORP
38 W. 9TH ST.
NEW YORK NY 10011-8914

Outstanding Charges	$0.00
New Charges	$147,783.60
Amount Due	**$147,783.60**

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

PTS - LD
1400.01
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33916

Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00572-0017

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021	$147,783.60
If you want to pay everything you owe by January 4, 2021 please pay	$301,133.33

Amount enclosed:

#803434820112101#

38-50 WEST 9 STREET CORP
38 W. 9TH ST.
NEW YORK NY 10011-8914

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

8034348201121 01 1005720017 0000014778360 0000030113333 2101041120210004

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	$160,520.95
Adopted Tax Rate			$-6,274.24
Star Savings	10/24/2020		$89.00
Co-op Condo Abatement	10/03/2020		$-1,437.61
Co-op Condo Abatement	10/24/2020		$-15.58
Co-op Condo Abatement	01/01/2021		$990.38
Payment	10/06/2020		$-4,798.53
Payment	11/08/2020		$-1,290.77
Total current charges			**$147,783.60**

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	$160,520.95
Adopted Tax Rate			$-6,274.24
Star Savings	10/24/2020		$89.00
Co-op Condo Abatement	10/03/2020		$-1,437.61
Co-op Condo Abatement	10/24/2020		$-15.58
Co-op Condo Abatement	01/01/2021		$990.38
Total tax year charges remaining			**$153,872.90**
If you want to pay everything you owe by January 4, 2021 please pay			**$301,133.33**
If you pay everything you owe by January 4, 2021, you would save:			$523.17

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		01/02/2001	$-0.02
Refund Available		04/03/2001	$-0.02
Refund Available		07/01/2004	$-0.01
Refund Available		10/01/2004	$-0.01
Refund Available		10/01/2005	$-0.01
Refund Available		10/01/2011	$-37.15
Refund Available		04/13/2017	$-68.83
Refund Available		04/13/2017	$-67.31

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: 1-00572-0017 . 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.

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2017	$-8.12
Refund Available		07/01/2017	$-69.24
Refund Available		07/01/2017	$-66.85
Refund Available		07/01/2017	$-62.77
Refund Available		07/01/2017	$-60.05
Refund Available		10/01/2017	$-51.52
Refund Available		10/01/2017	$-53.97
Refund Available		10/01/2017	$-58.94
Refund Available		10/01/2017	$-56.35
Refund Available		10/01/2017	$-56.26
Refund Available		10/01/2017	$-53.77
Refund Available		10/01/2017	$-50.92
Refund Available		10/01/2017	$-49.12
Refund Available		10/01/2017	$-50.14
Refund Available		10/01/2017	$-51.73
Refund Available		10/01/2017	$-50.59
Refund Available		10/01/2017	$-51.38
Refund Available		10/01/2017	$-56.30
Refund Available		10/01/2017	$-55.07
Credit Balance		04/13/2017	$-47.79
Credit Applied	10/03/2020		$47.79
Credit Balance		04/13/2017	$-0.08
Credit Applied	10/03/2020		$0.08
Credit Balance		07/01/2019	$-92.37
Credit Applied	10/03/2020		$92.37
Credit Balance		10/01/2019	$-3,219.88
Credit Applied	10/03/2020		$3,219.88
Credit Balance		07/01/2020	$-1,437.61
Credit Applied	11/08/2020		$1,437.61
		Total credit applied	$4,797.73

Total overpayments/credits remaining on account **$1,186.45**

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

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

Tax class 2 - Residential More Than 10 Units	**Overall Tax Rate**	
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
Estimated Market Value $15,433,000		
		Taxes
Billable Assessed Value	**$6,169,770**	
Combat Veteran	-36,000.00	
Disabled Veteran	-7,249.00	
Basic Veteran	-35,035.00	
Taxable Value	$6,091,486 x 12.2670%	
Tax Before Abatements and STAR	$747,242.60	**$747,242.60**
Basic Star - School Tax Relief 9 Units	$-21,510.00	$-2,619.00**
Enhanced Star - School Tax Relief 2 Units	$-11,120.00	$-1,294.00**
Co-op/Condo Abatement 48 Units		$-117,270.28
Annual property tax		**$626,059.32**
Original property tax billed in June 2020		**$642,083.80**
Change In Property Tax Bill Based On New Tax Rate		**$-10,567.72**

****** 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.

One City Built to Last, Compliance Notification

Compliance Notification – Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)

Certain buildings may be eligible to apply for an adjustment to the applicable annual building emissions limit for calendar years 2024-2029.

Buildings with excessive emissions attributable to a special circumstance may be eligible to apply for an adjustment (see Administrative Code Section 28-320.8). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by June 30, 2021.

Not-for-profit hospitals and healthcare facilities may be eligible to apply for an adjustment (see Administrative Code Section 28-320.9). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by July 21, 2021.

For more information, frequently asked questions, and a filing guide for adjustment applications, visit www.nyc.gov/dobghgemissions or submit an inquiry at www.nyc.gov/dobhelp.

NYC Accelerator

The NYC Accelerator program offers free technical advisory services to help you comply with NYC local laws and improve your buildings energy and emissions performance.

