



Property Tax Bill Quarterly Statement Activity through June 5, 2021

Owner name: GOPHER GROUP LLC
Property address: 16 CHRISTOPHER ST.
Borough, block & lot: MANHATTAN (1), 00593, 0044

Mailing address:
GOPHER GROUP LLC
1860 WALT WHITMAN RD. STE 900
MELVILLE NY 11747-3098

Outstanding Charges	\$274.43
New Charges	\$60,471.66
Amount Due	\$60,746.09

Please pay by July 1, 2021

PTS - LD
1400.01
40 - 0 - 2
36427



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00593-0044

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2021
If you want to pay everything you owe by July 1, 2021 please pay

\$60,746.09
\$120,763.64

Amount enclosed:

#803669421060501#

GOPHER GROUP LLC
1860 WALT WHITMAN RD. STE 900
MELVILLE NY 11747-3098

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

Previous Charges			Amount
Total previous charges including interest and payments			\$274.43
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2021	\$60,445.66
HPD-Property Registration Fee- Fee		07/01/2021	\$13.00
HPD-Property Registration Fee- Fee		07/01/2021	\$13.00
Total current charges			\$60,471.66
Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$60,445.66
HPD-Emergency Repair- Chg		01/01/2022	\$111.00
HPD-Emergency Repair- Fee		01/01/2022	\$55.50
HPD-Emergency Repair- Tax		01/01/2022	\$9.85
Total tax year charges remaining			\$60,622.01
If you want to pay everything you owe by July 1, 2021 please pay			\$120,763.64
If you pay everything you owe by July 1, 2021, you would save:			\$604.46
Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		06/22/2020	\$-5,887.57
Credit Balance		06/22/2020	\$-1,854.00
Credit Applied	12/09/2020		\$7,741.57
			<i>Total credit applied</i>
			\$7,741.57
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: 1-00593-0044 . 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.



Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$2,190,000	12.2670%	
		Taxes
Billable Assessed Value	\$985,500	
Taxable Value	\$985,500 x 12.2670%	
Tax Before Abatements and STAR	\$120,891.32	\$120,891.32
Annual property tax		\$120,891.32

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

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

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD s Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPD s Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderp@hpd.nyc.gov.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

