



# Property Tax Bill Quarterly Statement

Activity through November 19, 2022

**Owner name:** 16 CHRISTOPHER STREET, LLC  
18 GAY STREET, LLC  
**Property address:** 16 CHRISTOPHER ST.  
**Borough, block & lot:** MANHATTAN (1), 00593, 0044

**Mailing address:**  
16 CHRISTOPHER STREET, LLC  
79 MADISON AVE. FL. 8  
NEW YORK NY 10016-7810

Outstanding Charges	\$0.00
New Charges	\$58,217.24
<b>Amount Due</b>	<b>\$58,217.24</b>

*Please pay by January 3, 2023*



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 - C  
40 - 1 - 2  
36099



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

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

Total amount due by January 3, 2023 if you still have a mortgage	\$1,752.48
Total amount due by January 3, 2023 if you no longer have a mortgage	\$58,217.24

Amount enclosed:

#803702622111901#

16 CHRISTOPHER STREET, LLC  
79 MADISON AVE. FL. 8  
NEW YORK NY 10016-7810

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

8037026221119 01 1005930044 0000005821724 0000000175248 230103312023000 0

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$56,170.96
Debit Adjustment	01/01/2023		\$293.80
West Village BID- Chg		01/01/2023	\$402.04
HPD-Emergency Repair- Chg		01/01/2023	\$850.00
HPD-Emergency Repair- Fee		01/01/2023	\$425.00
HPD-Emergency Repair- Tax		01/01/2023	\$75.44
<b>Total current charges</b>			<b>\$58,217.24</b>

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

	Overall Tax Rate	
Tax class 2 - Residential More Than 10 Units	12.2350%	
Original tax rate billed	12.2670%	
New Tax rate		
<b>Estimated Market Value \$2,338,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$918,201</b>	
<b>Taxable Value</b>	\$918,201 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$112,635.72	<b>\$112,635.72</b>
<b>Annual property tax</b>		<b>\$112,635.72</b>
<b>Original property tax billed in June 2022</b>		<b>\$112,341.92</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$293.80</b>

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

The 421-a tax exemption and/or the payments credited to this property's real property tax account are being audited and the Department of Finance has determined that certain payments were incorrectly credited to this account. The Department of Finance will continue this audit to determine whether all or a portion of the 421-a tax exemption was incorrectly reinstated. As a result of this audit, the owner of this property may owe further back taxes.

**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: 1-00593-0044. 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.



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.

The West Village Business Improvement District (BID) became effective in July 2022. The BID assessment will help provide supplemental services and improvements to the BID district as provided in the law. For additional information, please visit [www.WestVillageBID.org](http://www.WestVillageBID.org) or contact the NYC Department of Small Business Services at (212) 513-6300.

