

Owner name: MARK TWAIN OWNERS CORP
Property address: 475 AVE. OF THE AMER

Borough MANHATTAN (1)	Block 607	Lot 38
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$249,371.28
Total amount due by October 2, 2023*	\$249,371.28
* To avoid interest, you must pay by October 16.	

You have three ways to pay:

Most common way to pay	Two other ways to pay	
 Online <p>Go to www.nyc.gov/citypay or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 By Mail <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 In Person <p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - C4 - 1 - 0 - 2 - 38997

Borough: 1 Block: 00607 Lot: 0038



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

Want faster payment processing and instant confirmation?
Pay online at www.nyc.gov/citypay

Amount Due 10/02/23: \$249,371.28

Amount Enclosed:

#803929323081901#
MARK TWAIN OWNERS CORP
475 AVE. OF THE AMER
NEW YORK NY 10011-8422

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



Department of Finance

August 19, 2023
Mark Twain Owners Corp
475 Ave. of The Americas
1-00607-0038
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Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$249,371.28
TOTAL AMOUNT DUE THIS PERIOD	\$249,371.28
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$2,450.50 that you would receive if you pay by October 16, 2023.	\$746,933.10

Your property details:

Estimated market value:	\$22,839,000
Tax class:	2 - Residential More Than 10 Units
Abatements and/or STAR:	
Basic Star - School Tax Relief	15 units \$4,268.88
Co-op/Condo Abatement	72 units \$182,847.04

How we calculate your annual taxes:

Billable assessed value:	\$9,596,610.00
times the tax rate:	x 12.2670%
minus abatements and/or STAR:	-\$187,115.92
Annual property tax:	\$990,100.24

Activity for This Billing Period

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

	Activity Date	
Finance-Property Tax		\$247,525.06
Payment	07/08/2023	\$-188.00
Payment	08/16/2023	\$-13.00
Department of Finance Total		\$247,324.06

Messages for You:

Visit 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.

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 BBL number: 1-607-38. 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.



Business Improvement District charges

Any charges listed below are related to your business improvement district (BID).

Vill Alliance BID- Chg \$2,047.22

Business Improvement District Total \$2,047.22

Overpayments/Credits

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit www.nyc.gov/propertytaxrefund. For more details about your account, visit www.nyc.gov/nycproperty.

Credit Balance \$-188.00

Credit Applied \$188.00

Total Overpayments/Credits Remaining \$0.00

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2024		\$247,525.06
Finance-Property Tax	04/01/2024		\$247,525.06
Vill Alliance BID- Chg	01/01/2024		\$2,451.10
Vill Alliance BID- Chg	04/01/2024		\$2,451.10
Rent Stabilization	<u># Apts</u>	<u>Due Date</u>	<u>Fee Identifier</u>
Rent Stabilization- Chg	3	01/01/2024	13765200
			\$60.00

Additional Messages for You:

One City Built to Last, Compliance Notification

Disclosure of Energy Efficiency Scores and Grades: If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings per Local Law 33 of 2018. For more information, visit <https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page>.

Greenhouse Gas Emission Reductions: The deadline for certain building owners to apply for an adjustment to their buildings' annual emissions limits under Local Law 97 for calendar years 2024-2029 has been extended until January 1, 2025. For more information and resources, visit www.nyc.gov/dobghgemissions or submit an inquiry at www.nyc.gov/dobhelp.

NYC Accelerator: NYC Accelerator provides free, personalized guidance to help you comply with building laws, avoid fines, and make cost-saving energy-efficiency upgrades. For more information, please visit www.accelerator.nyc/help or contact us at (212) 656-9202.

