

# **Property Tax Bill Quarterly Statement**

Activity through November 18, 2023

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

Borough	Block	Lot
MANHATTAN (1)	607	38

How much do I owe?			
Outstanding charges	\$0.00		
New charges	\$259,934.75		
Total amount due by January 2, 2024*	\$259,934.75		
* To avoid interest, you must pay by January 16.			

## Ways to pay:

#### Most common way to pay



#### **Online**

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.



No fees when you pay from your checking account (e-check) or electronic wire transfer.

### Other ways to pay



### By Mail

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.



### In Person

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.

PTS - HD - 1400.01 - C4 - 1 - 0 - 2 - 38855

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 01/02/24:	\$259,934.75

Amount Enclosed:	
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#803933623111801# MARK TWAIN OWNERS CORP 475 AVE. OF THE AMER NEW YORK NY 10011-8422

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



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)			\$259,934.75
AMOUNT DUE BY JANUARY 2, 2024		\$259,934.75	
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 \$876.52 that you would receive if you pay by January 16, 2024.		\$519,310.32	
Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$22,839,000	Billable assessed value:	\$9,596,610.00
Tax class:	2 - Residential More Than 10 Units	times the current tax rate:	x 12.5020%
Prior year tax rate:	12.2670%	minus abatements and/or STAR:	- \$187,590.12
Current tax rate:	12.5020%	Annual property tax:	\$1,012,178.08
Abatements and/or STAR:			

## **Activity for This Billing Period**

\$4,350.76

\$183,239.36

15 units

71 units

#### **Department of Finance charges**

Basic Star - School Tax Relief

Co-op/Condo Abatement

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

Activity Data

	Activity Date	
Finance-Property Tax		\$247,525.06
Adopted Tax Rate	01/01/2024	\$11,276.02
Star Savings	01/01/2024	\$-40.94
Co-op Condo Abatement	11/01/2023	\$762.99

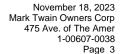
#### Messages for You:

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 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.







#### Department of Finance charges, continued

Co-op Condo Abatement		01/01/2024	\$-1,722.14
SCRIE Credit Applied		11/10/2023	\$-377.34
Rent Stabilization	# Apts	Fee Identifier	
Rent Stabilization- Chg	3	13765200	\$60.00
Department of Finance Total			\$257,423.65

#### **Business Improvement District charges**

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

Vill Alliance BID- Chg \$2,451.10

**Business Improvement District Total** 

\$2,451.10

### **Summary of Future Account Activity**

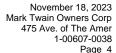
For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	Due Date	<b>Activity Date</b>	
Finance-Property Tax	04/01/2024		\$247,525.06
Adopted Tax Rate		01/01/2024	\$11,276.02
Star Savings		01/01/2024	\$-40.94
Co-op Condo Abatement		11/01/2023	\$762.99
Co-op Condo Abatement		01/01/2024	\$-1,722.14
Vill Alliance BID- Chg	04/01/2024		\$2,451.10

#### Additional Messages for You:

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 <a href="https://www.nyc.gov/rpie">www.nyc.gov/rpie</a> for more information.







#### Additional Messages for You:

#### **Climate Mobilization Act, Compliance Notification**

**Benchmarking Energy and Water Use**: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <a href="https://www.nyc.gov/site/buildings/codes/benchmarking.page">https://www.nyc.gov/site/buildings/codes/benchmarking.page</a>.

**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 <a href="https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page">https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page</a>.

**Energy Audits and Retro-Commissioning:** This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. For more information, visit <a href="https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page">https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page</a>.

**Greenhouse Gas Emission Reductions:** This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit www.nyc.gov/dobghgemissions.

**NYC Accelerator** is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit www.accelerator.nyc/help or call (212) 656-9202.

