

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	\$259,934.75
<b>Total amount due by January 2, 2024*</b>	<b>\$259,934.75</b>

\* 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](http://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](http://www.nyc.gov/citypay)

**Amount Due 01/02/24: \$259,934.75**

**Amount Enclosed:**

#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

8039336231118 01 1006070038 0000025993475 0000051931032 240102112024000 1

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
<b>AMOUNT DUE BY JANUARY 2, 2024</b>	<b>\$259,934.75</b>
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:**

Estimated market value:	\$22,839,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%
Abatements and/or STAR:	
Basic Star - School Tax Relief	15 units \$4,350.76
Co-op/Condo Abatement	71 units \$183,239.36

**How we calculate your annual taxes:**

Billable assessed value:	\$9,596,610.00
times the current tax rate:	x 12.5020%
minus abatements and/or STAR:	– \$187,590.12
<b>Annual property tax:</b>	<b>\$1,012,178.08</b>

## 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](http://www.nyc.gov/dofcustomerservice).

	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](http://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

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1-00607-0038  
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### Department of Finance charges, continued

Co-op Condo Abatement		01/01/2024	\$-1,722.14
SCRIE Credit Applied		11/10/2023	\$-377.34
<b>Rent Stabilization</b>	<b># Apts</b>	<b>Fee Identifier</b>	
Rent Stabilization- Chg	3	13765200	\$60.00

<b>Department of Finance Total</b>	<b>\$257,423.65</b>
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### Business Improvement District charges

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

Vill Alliance BID- Chg	\$2,451.10
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<b>Business Improvement District Total</b>	<b>\$2,451.10</b>
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## Summary of Future Account Activity

*For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).*

	<u>Due Date</u>	<u>Activity Date</u>	
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 [www.nyc.gov/rpie](http://www.nyc.gov/rpie) 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 <https://www.nyc.gov/site/buildings/codes/benchmarking.page>.

**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>.

**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 <https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page>.

**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](http://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](http://www.accelerator.nyc/help) or call (212) 656-9202.

