



# Property Tax Bill

## Quarterly Statement

Activity through August 29, 2020

**Owner name:** 190 WAVERLY PLACE LLC  
**Property address:** 190 WAVERLY PL.  
**Borough, block & lot:** MANHATTAN (1), 00611, 0027

**Mailing address:**  
C/O SW MGMT LLC  
190 WAVERLY PLACE LLC  
145 HUGHUENOT ST. 503  
NEW ROCHELLE NY 10801

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

PTS - ZD  
1400.01  
40 - 1 - 2  
37510



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00611-0027

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

Total amount due by October 1, 2020 if you still have a mortgage	\$0.00
Amount you may pay by October 1, 2020 if you choose to pay early	\$580.00
If you no longer have a mortgage and want to pay everything, please pay	\$81,941.70

Amount enclosed:

#803784120082901#

C/O SW MGMT LLC  
190 WAVERLY PLACE LLC  
145 HUGHUENOT ST. 503  
NEW ROCHELLE NY 10801

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

8037841200829 01 1006110027 00000000000000 0000000058000 201001312021000 0

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

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$81,374.70
Payment	07/25/2020	Signature Bank (NY)	\$-13.00
<b>Rent Stabilization *</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	29	01/01/2021 11603200	\$580.00
<b>Total tax year charges remaining</b>			<b>\$81,941.70</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	\$-13.00
Credit Applied	07/25/2020		\$13.00
		<i>Total credit applied</i>	\$13.00
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

#### Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>
Current tax rate	<b>Tax Rate</b>
<b>Estimated Market Value \$6,140,000</b>	12.4730%

<b>Billable Assessed Value</b>	<b>\$2,763,000</b>	<b>Taxes</b>
J-51 Alteration	-1,349,280.00	
<b>Taxable Value</b>	\$1,413,720 x 12.4730%	
<b>Tax Before Abatements and STAR</b>	\$176,333.32	<b>\$176,333.32</b>
J51 Abatement		\$-13,583.92
<b>Annual property tax</b>		<b>\$162,749.40</b>

**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

#### 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: 1-00611-0027 . 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](http://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.



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

One City Built to Last (Local Law 33 of 2018) Compliance Notification: This property may be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after October 1, the date that the grade will be made available to the owner by the NYC Department of Buildings. For more information, visit [www.nyc.gov/nycbenchmarking](http://www.nyc.gov/nycbenchmarking). If you have questions or need assistance, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call (212) 566-5584.

