



# Property Tax Bill

## Quarterly Statement

Activity through August 28, 2021

**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  
38607



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, 2021 if you still have a mortgage	\$0.00
Amount you may pay by October 1, 2021 if you choose to pay early	\$580.00
If you no longer have a mortgage and want to pay everything, please pay	\$88,809.02

Amount enclosed:

#803895921082801#

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

8038959210828 01 1006110027 00000000000000 0000000058000 211001312022000 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		01/01/2022	\$88,229.02
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	29	01/01/2022 11603200	\$580.00
<b>Total tax year charges remaining</b>			<b>\$88,809.02</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2021	\$-13.00
Credit Applied	06/05/2021		\$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 Tax Rate</b>	
Current tax rate	12.2670%	
<b>Estimated Market Value \$5,798,000</b>		
<b>Billable Assessed Value</b>	<b>\$2,609,100</b>	<b>Taxes</b>
J-51 Alteration	-1,059,887.00	
<b>Taxable Value</b>	<b>\$1,549,213 x 12.2670%</b>	
<b>Tax Before Abatements and STAR</b>	<b>\$190,041.96</b>	<b>\$190,041.96</b>
J51 Abatement		\$-13,583.92
<b>Annual property tax</b>		<b>\$176,458.04</b>

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

#### 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](https://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.



Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](http://nyc.gov/latepropertypayments).

Please call 311 to speak to a representative to make a property tax payment by telephone.

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](http://nyc.gov/contactdof) to sign up.

### **One City Built to Last, Compliance Notification**

#### **Energy Efficiency Scores and Grades - Local Law 33/18**

If you receive an energy efficiency grade from the NYC Dept. of Buildings, you are required to print and post your energy efficiency grade label obtained from the DOB NOW portal near each public entrance to the building.

For information on Local Law 33, please visit [www.nyc.gov/energyrating](http://www.nyc.gov/energyrating).

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call 212-566-5584.

#### **Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)**

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 in 2025. **Are you ready?**

Start working with a Registered Design Professional and/or an Energy Efficiency Consultant NOW.  
Make the energy efficiency improvements you've been thinking about, starting with deferred maintenance.  
Reach out to the NYC Accelerator for free assistance with your energy efficiency planning:  
[www.nyc.gov/accelerator](http://www.nyc.gov/accelerator).  
Send your questions about LL97 to DOB at [GHGEmissions@buildings.nyc.gov](mailto:GHGEmissions@buildings.nyc.gov).

#### **NYC Accelerator**

The NYC Accelerator program provides free, personalized guidance to help you comply with NYC local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change.

For more information, please visit [www.nyc.gov/accelerator](http://www.nyc.gov/accelerator) or contact us at 212-656-9202.

