



Property Tax Bill Quarterly Statement

Activity through June 3, 2023

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

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

Outstanding Charges	\$0.00
New Charges	\$91,929.99
Amount Due	\$91,929.99

Please pay by July 3, 2023



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PTS - LD
1400.01 - C
40 - 1 - 2
39854

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

Borough: 1 Block: 00611 Lot: 0027

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$91,929.99

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#804011123060301#
190 WAVERLY PLACE LLC
C/O SW MGMT 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

8040111230603 01 1006110027 0000009192999 0000000341681 230703312024000 0

Account Overview	Amount
Total amount due by July 3, 2023 if you still have a mortgage	\$1,502.41
Total amount due by July 3, 2023 if you no longer have a mortgage	\$91,929.99
Amount you may pay by July 3, 2023 if you choose to pay early	\$3,416.81
If you no longer have a mortgage and want to pay everything, please pay	\$183,367.69

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2023	\$97,219.54
J51 Abatement	06/03/2023		\$-6,791.96
West Village BID- Chg		07/01/2023	\$1,314.41
HPD-Property Registration- Fee		07/01/2023	\$13.00
Tax Commission- Fee		07/01/2023	\$175.00
Total current charges			\$91,929.99

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$97,219.54
J51 Abatement	06/03/2023		\$-6,791.96
West Village BID- Chg		01/01/2024	\$1,314.40
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	30	01/01/2024 11603200	\$600.00
Total tax year charges remaining			\$92,341.98
If you pay everything you owe by July 3, 2023, you would save:			\$904.28

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 borough-block-lot number: 1-611-27. 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.

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.



Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value	12.2670%	
Billable Assessed Value	\$2,595,600	Taxes
J-51 Alteration	-1,010,542.00	
Taxable Value	\$1,585,058 x 12.2670%	
Tax Before Abatements and STAR	\$194,439.08	\$194,439.08
J51 Abatement		\$-13,583.92
Annual property tax		\$180,855.16

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

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: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. For more information, visit www.nyc.gov/dobghgemissions.

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

