

Owner name: 190 WAVERLY PLACE LLC  
Property address: 190 WAVERLY PL.

Borough MANHATTAN (1)	Block 611	Lot 27
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$0.00
<b>Total amount due by April 1, 2024</b>	<b>\$0.00</b>
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	

## Ways to pay:

Most common way to pay	Other ways to pay	
 <b>Online</b> <p>Go to <b>www.nyc.gov/citypay</b> 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.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 <b>By Mail</b> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 <b>In Person</b> <p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - ZB - 1400.01 - S2 - 40 - 1 - 2 - 39491

**Borough: 1    Block: 00611    Lot: 0027**



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 04/01/24: \$0.00**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#804013324021701#  
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  
PO Box 680  
Newark NJ 07101-0680

Billing Summary	Amount
Total amount due by April 1, 2024, if you still have a mortgage	\$0.00
Total amount due by April 1, 2024, if you no longer have a mortgage	\$0.00

**Your property details:**

Estimated market value:	\$5,768,000
Tax class:	2 - Residential More Than 10 Units
Exemptions:	
J51 34Yr Prorated	\$1,010,542.00
Abatements and/or STAR:	
J51 Abatement	\$13,583.92

**How we calculate your annual taxes:**

Billable assessed value:	\$2,595,600.00
<i>minus</i> exemptions:	– \$1,010,542.00
<i>times</i> the current tax rate:	x 12.5020%
<i>minus</i> abatements and/or STAR:	– \$13,583.92
<b>Annual property tax:</b>	<b>\$184,580.04</b>

**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: 1-611-27. 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.

## 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.

### One City Built to Last, 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 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>.

**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](http://www.nyc.gov/dobghgemissions).

**NYC Accelerator** provides buildings with free, personalized guidance to reduce energy use and comply with Local Law 88 by the **12/31/24 deadline** and the Local Law 97 requirement to report on and reduce annual emissions, which began on 1/1/24. Visit [www.accelerator.nyc/help](http://www.accelerator.nyc/help) or call (212) 656-9202.

