

Owner name: SEVENTY EIGHT TENANT CORP
Property address: 78 CHARLES ST.

Borough MANHATTAN (1)	Block 620	Lot 58
--------------------------	--------------	-----------

How much do I owe?	
Outstanding charges	\$0.00
New charges	\$34,482.29
Total amount due by January 2, 2024*	\$34,482.29
* To avoid interest, you must pay by January 16.	

Ways to pay:

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

PTS - LD - 1400.01 - C4 - 42 - 0 - 2 - 40472

Borough: 1 Block: 00620 Lot: 0058

Want faster payment processing and instant confirmation?
Pay online at www.nyc.gov/citypay

NYC
Department of Finance

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

Amount Due 01/02/24: \$34,482.29

Amount Enclosed:

#804095723111801#
FERRARA CAROLE
20 W. 22ND ST. STE 712
NEW YORK NY 10010-5852

Make checks payable & mail payment to:
NYC Department of Finance
PO Box 680
Newark NJ 07101-0680

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)	\$34,482.29
AMOUNT DUE BY JANUARY 2, 2024	\$34,482.29
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 \$117.24 that you would receive if you pay by January 16, 2024.	\$68,847.34

Your property details:

Estimated market value:	\$2,726,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%
Abatements and/or STAR:	
Co-op/Condo Abatement	7 units \$12,363.08

How we calculate your annual taxes:

Billable assessed value:	\$1,181,790.00
times the current tax rate:	x 12.5020%
minus abatements and/or STAR:	– \$12,363.08
Annual property tax:	\$135,384.32

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.

	Activity Date	
Finance-Property Tax		\$33,209.87
Adopted Tax Rate	01/01/2024	\$1,388.60
Co-op Condo Abatement	01/01/2024	-\$116.18
Department of Finance Total		\$34,482.29

Messages for You:

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.

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: 1-620-58. 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.

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	04/01/2024		\$33,209.87
Adopted Tax Rate		01/01/2024	\$1,388.60
Co-op Condo Abatement		01/01/2024	\$-116.18

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 for more information.

