



# Property Tax Bill

## Quarterly Statement

Activity through November 16, 2019

**Owner name:** 474 NINTH AVENUE REALTY HOLDINGS LLC

**Property address:** 474 9TH AVE.

**Borough, block & lot:** MANHATTAN (1), 00760, 0004

**Mailing address:**

474 NINTH AVENUE REALTY HOLDIN  
474 NINTH AVENUE REALTY HOLDINGS LLC  
349 W. 37TH ST.  
NEW YORK NY 10018-4202

### Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$62,739.05
<b>Total amount due by January 2, 2020</b>	<b>\$62,739.05</b>
<b>Total property tax amount due January 2, 2020 from</b>	
Herald National Bank	\$62,185.56
<b>You, the property owner</b>	<b>\$553.49</b>

PTS - LD  
1400.01  
40 - 1  
32581

\*\*\*The Department of Environmental Protection records indicate that you have not paid your water bill\*\*\*  
\*\*\*Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.\*\*\*



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 1-00760-0004

**Pay today the easy way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**

**Total amount due by January 2, 2020 if you still have a mortgage**  
**Total amount due by January 2, 2020 if you no longer have a mortgage**

\$553.49  
\$62,739.05

**Amount enclosed:**

#804427619111601#

474 NINTH AVENUE REALTY HOLDIN  
474 NINTH AVENUE REALTY HOLDINGS LLC  
349 W. 37TH ST.  
NEW YORK NY 10018-4202

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

8044276191116 01 1007600004 0000006273905 0000000055349 200102312020000 0

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$63,587.20
Adopted Tax Rate			\$-1,401.64
Downtn Low Man BID- Chg		01/01/2020	\$353.49
<b>Rent Stabilization *</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	10	01/01/2020 10620900	\$100.00
Rent Stabilization Fee- Chg	10	01/01/2020 10620900	\$100.00
<b>Total current charges</b>			<b>\$62,739.05</b>

\* The rent stabilization fee increased to \$20 per unit as of July 1, 2019. This fee was calculated at the old rate on your previous property tax bill. You will see two charges on this bill. One is the current charge at the new rate, and the second is the difference between what you were previously billed and the new legal rate.

#### How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

	<b>Overall</b>	
Tax class 2 - Residential More Than 10 Units	<b>Tax Rate</b>	
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
<b>Estimated Market Value \$2,577,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$1,008,360</b>	
<b>Taxable Value</b>	\$1,008,360 x 12.4730%	
<b>Tax Before Abatements and STAR</b>	\$125,772.76	<b>\$125,772.76</b>
<b>Annual property tax</b>		<b>\$125,772.76</b>
<b>Original property tax billed in June 2019</b>		<b>\$127,174.40</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-1,401.64</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 to 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: 1-00760-0004 . 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.



If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit [nyc.gov/rpie](http://nyc.gov/rpie).

