



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: 250 W 16 ST OWNERS CO
Property address: 248 WEST 16 STREET
Borough, block & lot: MANHATTAN (1), 00765, 0070

Mailing address:
250 W 16 ST OWNERS CO
248 WEST 16 STREET
NEW YORK NY 10011

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$136,795.54
Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.	\$136,795.54
Charges you can pre-pay	\$143,249.17
If you want to pay everything you owe by January 2, 2020 please pay	\$279,568.77
If you pay everything you owe by January 2, 2020, you would save	\$475.94

PTS - LD
1400.01
1 - 0
32918



Please include this coupon if you pay by mail or in person. 1-00765-0070

**Department of
Finance**

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2020
If you want to pay everything you owe by January 2, 2020 please pay

\$136,795.54
\$279,568.77

Amount enclosed:

#804466519111601#

250 W 16 ST OWNERS CO
248 WEST 16 STREET
NEW YORK NY 10011

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

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	\$157,966.28
Credit Adjustment	10/08/2019		\$-13,349.49
Adopted Tax Rate			\$-3,775.06
Star Savings	01/01/2020		\$24.30
Co-op Condo Abatement	10/08/2019		\$1,861.06
Co-op Condo Abatement	01/01/2020		\$522.08
Payment	11/01/2019		\$-6,529.52
Payment	11/10/2019		\$-4.11
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	4	01/01/2020 10126300	\$40.00
Rent Stabilization Fee- Chg	4	01/01/2020 10126300	\$40.00
Total current charges			\$136,795.54

* 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.

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$157,966.28
Credit Adjustment	10/08/2019		\$-13,349.49
Adopted Tax Rate			\$-3,775.06
Star Savings	01/01/2020		\$24.30
Co-op Condo Abatement	10/08/2019		\$1,861.06
Co-op Condo Abatement	01/01/2020		\$522.08
Total tax year charges remaining			\$143,249.17
If you want to pay everything you owe by January 2, 2020 please pay			\$279,568.77
If you pay everything you owe by January 2, 2020, you would save:			\$475.94

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2005	\$-1,220.71

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: 1-00765-0070 . 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 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2005	\$-1,220.71
Credit Applied	10/23/2019		\$1,220.71
Credit Applied	11/01/2019		\$1,220.71
Refund Available		07/01/2005	\$-1,220.71
Credit Applied	11/01/2019		\$1,220.71
Refund Available		10/01/2005	\$-1,220.71
Refund Available		10/01/2005	\$-1,220.71
Credit Applied	10/23/2019		\$1,220.71
Credit Applied	11/01/2019		\$1,220.71
Refund Available		10/01/2005	\$-1,220.71
Credit Applied	11/01/2019		\$1,220.71
Refund Available		01/01/2006	\$-1,220.71
Refund Available		01/01/2006	\$-1,220.71
Credit Applied	10/23/2019		\$1,220.71
Credit Applied	11/01/2019		\$1,220.71
Refund Available		01/01/2006	\$-1,220.71
Credit Applied	11/01/2019		\$1,220.71
Refund Available		04/01/2006	\$-1,220.73
Refund Available		04/01/2006	\$-1,220.73
Credit Applied	10/23/2019		\$1,220.73
Credit Applied	11/01/2019		\$1,220.73
Refund Available		04/01/2006	\$-1,220.73
Credit Applied	11/01/2019		\$1,220.73
Refund Available		07/01/2006	\$-1,770.98
Refund Available		07/01/2006	\$-1,770.98
Credit Applied	10/23/2019		\$1,770.98
Credit Applied	11/01/2019		\$1,770.98
Refund Available		07/01/2006	\$-1,770.98
Credit Applied	11/01/2019		\$1,770.98
Refund Available		10/01/2006	\$-1,590.98
Refund Available		10/01/2006	\$-1,590.98
Credit Applied	10/23/2019		\$1,590.98
Credit Applied	11/01/2019		\$1,590.98
Refund Available		10/01/2006	\$-1,590.98
Credit Applied	11/01/2019		\$1,590.98
Refund Available		01/01/2007	\$-1,734.00
Refund Available		01/01/2007	\$-1,734.00
Credit Applied	10/23/2019		\$1,734.00
Credit Applied	11/01/2019		\$1,734.00
Refund Available		01/01/2007	\$-184.27
Refund Available		01/01/2007	\$-184.27
Credit Applied	10/23/2019		\$184.27
Credit Applied	11/01/2019		\$184.27
Refund Available		01/01/2007	\$-1,734.00
Credit Applied	11/01/2019		\$1,734.00
Refund Available		01/01/2007	\$-184.27
Credit Applied	11/01/2019		\$184.27
Refund Available		01/11/2007	\$-184.58
Refund Available		01/11/2007	\$-184.58
Credit Applied	10/23/2019		\$184.58
Credit Applied	11/01/2019		\$184.58
Refund Available		01/11/2007	\$-184.58



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	11/01/2019		\$184.58
Refund Available		04/01/2007	\$-1,918.28
Refund Available		04/01/2007	\$-1,918.28
Credit Applied	10/23/2019		\$1,918.28
Credit Applied	11/01/2019		\$1,918.28
Refund Available		04/01/2007	\$-1,918.28
Credit Applied	11/01/2019		\$1,918.28
Refund Available		07/01/2007	\$-948.33
Refund Available		07/01/2007	\$-948.33
Credit Applied	10/23/2019		\$948.33
Credit Applied	11/01/2019		\$948.33
Refund Available		07/01/2007	\$-948.33
Credit Applied	11/01/2019		\$948.33
Refund Available		10/01/2007	\$-948.33
Refund Available		10/01/2007	\$-948.33
Credit Applied	10/23/2019		\$948.33
Credit Applied	11/01/2019		\$948.33
Refund Available		10/01/2007	\$-948.33
Credit Applied	11/01/2019		\$948.33
Refund Available		01/01/2008	\$-948.33
Refund Available		01/01/2008	\$-948.33
Credit Applied	10/23/2019		\$948.33
Credit Applied	11/01/2019		\$948.33
Refund Available		01/01/2008	\$-948.33
Credit Applied	11/01/2019		\$948.33
Refund Available		04/01/2008	\$-583.49
Refund Available		04/01/2008	\$-583.49
Credit Applied	10/23/2019		\$583.49
Credit Applied	11/01/2019		\$583.49
Refund Available		04/01/2008	\$-583.49
Credit Applied	11/01/2019		\$583.49
Refund Available		07/01/2008	\$-1,157.09
Refund Available		07/01/2008	\$-1,157.09
Credit Applied	10/23/2019		\$1,157.09
Credit Applied	11/01/2019		\$1,157.09
Refund Available		07/01/2008	\$-1,157.09
Credit Applied	11/01/2019		\$1,157.09
Refund Available		10/01/2008	\$-1,157.09
Refund Available		10/01/2008	\$-1,157.09
Credit Applied	10/23/2019		\$1,157.09
Credit Applied	11/01/2019		\$1,157.09
Refund Available		10/01/2008	\$-1,157.09
Credit Applied	11/01/2019		\$1,157.09
Refund Available		01/01/2009	\$-1,507.78
Refund Available		01/01/2009	\$-1,507.78
Credit Applied	10/23/2019		\$1,507.78
Credit Applied	11/01/2019		\$1,507.78
Refund Available		01/01/2009	\$-1,507.78
Credit Applied	11/01/2019		\$1,507.78
Refund Available		07/01/2009	\$-607.01
Refund Available		07/01/2009	\$-607.01
Credit Applied	10/23/2019		\$607.01



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	11/01/2019		\$607.01
Refund Available		07/01/2009	\$-607.01
Credit Applied	11/01/2019		\$607.01
Refund Available		10/01/2009	\$-51.15
Refund Available		10/01/2009	\$-51.15
Credit Applied	10/23/2019		\$51.15
Credit Applied	11/01/2019		\$51.15
Refund Available		10/01/2009	\$-649.15
Refund Available		10/01/2009	\$-649.15
Credit Applied	10/23/2019		\$649.15
Credit Applied	11/01/2019		\$649.15
Refund Available		10/01/2009	\$-51.15
Credit Applied	11/01/2019		\$51.15
Refund Available		10/01/2009	\$-649.15
Credit Applied	11/01/2019		\$649.15
Refund Available		01/01/2010	\$-186.08
Refund Available		01/01/2010	\$-186.08
Credit Applied	10/23/2019		\$186.08
Credit Applied	11/01/2019		\$186.08
Refund Available		01/01/2010	\$-186.08
Credit Applied	11/01/2019		\$186.08
Refund Available		07/01/2012	\$-3,626.37
Refund Available		07/01/2012	\$-3,626.37
Credit Applied	10/23/2019		\$3,626.37
Credit Applied	11/01/2019		\$3,626.37
Refund Available		07/01/2012	\$-398.84
Refund Available		07/01/2012	\$-398.84
Credit Applied	10/23/2019		\$398.84
Credit Applied	11/01/2019		\$398.84
Refund Available		07/01/2012	\$-3,626.37
Credit Applied	11/01/2019		\$3,626.37
Refund Available		07/01/2012	\$-398.84
Credit Applied	11/01/2019		\$398.84
Refund Available		10/01/2012	\$-4,025.21
Refund Available		10/01/2012	\$-4,025.21
Credit Applied	10/23/2019		\$4,025.21
Credit Applied	11/01/2019		\$4,025.21
Refund Available		10/01/2012	\$-4,025.21
Credit Applied	11/01/2019		\$4,025.21
Refund Available		07/01/2013	\$-8,418.99
Refund Available		07/01/2013	\$-8,418.99
Credit Applied	10/23/2019		\$8,418.99
Credit Applied	11/01/2019		\$8,418.99
Refund Available		07/01/2013	\$-1,773.57
Refund Available		07/01/2013	\$-1,773.57
Credit Applied	10/23/2019		\$1,773.57
Credit Applied	11/01/2019		\$1,773.57
Refund Available		07/01/2013	\$-8,418.99
Credit Applied	11/01/2019		\$8,418.99
Refund Available		07/01/2013	\$-1,773.57
Credit Applied	11/01/2019		\$1,773.57
Refund Available		10/01/2013	\$-10,192.56



Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		10/01/2013	\$-10,192.56
Credit Applied	10/23/2019		\$10,192.56
Credit Applied	11/01/2019		\$10,192.56
Refund Available		10/01/2013	\$-10,192.56
Credit Applied	11/01/2019		\$10,192.56
Refund Available		01/01/2014	\$-839.78
Refund Available		01/01/2014	\$-839.78
Credit Applied	10/23/2019		\$839.78
Credit Applied	11/01/2019		\$839.78
Refund Available		01/01/2014	\$-839.78
Credit Applied	11/07/2019		\$839.78
Refund Available		04/01/2014	\$-201.88
Refund Available		04/01/2014	\$-201.88
Credit Applied	10/23/2019		\$201.88
Credit Applied	11/01/2019		\$201.88
Refund Available		04/01/2014	\$-201.88
Credit Applied	11/07/2019		\$201.88
Refund Available		07/01/2014	\$-16,509.15
Refund Available		07/01/2014	\$-16,509.15
Credit Applied	10/23/2019		\$16,509.15
Credit Applied	11/01/2019		\$16,509.15
Refund Available		07/01/2014	\$-16,509.15
Credit Applied	11/07/2019		\$16,509.15
Refund Available		10/01/2014	\$-15,104.33
Refund Available		10/01/2014	\$-15,104.33
Credit Applied	10/23/2019		\$15,104.33
Credit Applied	11/01/2019		\$15,104.33
Refund Available		10/01/2014	\$-15,104.33
Credit Applied	11/07/2019		\$15,104.33
Refund Available		01/01/2015	\$-369.40
Refund Available		01/01/2015	\$-369.40
Credit Applied	10/23/2019		\$369.40
Credit Applied	11/01/2019		\$369.40
Refund Available		01/01/2015	\$-369.40
Credit Applied	11/07/2019		\$369.40
Refund Available		04/01/2015	\$-369.40
Refund Available		04/01/2015	\$-369.40
Credit Applied	10/23/2019		\$369.40
Credit Applied	11/01/2019		\$369.40
Refund Available		04/01/2015	\$-369.40
Credit Applied	11/07/2019		\$369.40
Refund Available		07/01/2015	\$-25,250.62
Refund Available		07/01/2015	\$-25,250.62
Credit Applied	10/23/2019		\$25,250.62
Credit Applied	11/01/2019		\$25,250.62
Refund Available		07/01/2015	\$-25,250.62
Credit Applied	11/07/2019		\$25,250.62
Refund Available		10/01/2015	\$-20,213.80
Refund Available		10/01/2015	\$-20,213.80
Credit Applied	10/23/2019		\$20,213.80
Credit Applied	11/01/2019		\$20,213.80
Refund Available		10/01/2015	\$-20,213.80



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	11/07/2019		\$20,213.80
Refund Available		07/01/2016	\$-39,029.32
Refund Available		07/01/2016	\$-39,029.32
Credit Applied	10/23/2019		\$39,029.32
Credit Applied	11/01/2019		\$39,029.32
Refund Available		07/01/2016	\$-39,029.32
Credit Applied	11/07/2019		\$39,029.32
Refund Available		10/01/2016	\$-25,313.54
Refund Available		10/01/2016	\$-25,313.54
Credit Applied	10/23/2019		\$25,313.54
Credit Applied	11/01/2019		\$25,313.54
Refund Available		10/01/2016	\$-25,313.54
Credit Applied	11/07/2019		\$25,313.54
Refund Available		01/01/2017	\$-124.61
Refund Available		01/01/2017	\$-124.61
Credit Applied	10/23/2019		\$124.61
Credit Applied	11/01/2019		\$124.61
Refund Available		01/01/2017	\$-124.61
Refund Available		01/01/2017	\$-124.61
Credit Applied	10/23/2019		\$124.61
Credit Applied	11/01/2019		\$124.61
Refund Available		01/01/2017	\$-124.61
Credit Applied	11/07/2019		\$124.61
Refund Available		01/01/2017	\$-124.61
Credit Applied	11/07/2019		\$124.61
Refund Available		07/01/2017	\$-42,818.39
Refund Available		07/01/2017	\$-42,818.39
Credit Applied	10/23/2019		\$42,818.39
Credit Applied	11/01/2019		\$42,818.39
Refund Available		07/01/2017	\$-42,818.39
Credit Applied	11/07/2019		\$42,818.39
Refund Available		10/01/2017	\$-24,391.41
Refund Available		10/01/2017	\$-24,391.41
Credit Applied	10/23/2019		\$24,391.41
Credit Applied	11/01/2019		\$24,391.41
Refund Available		10/01/2017	\$-24,391.41
Credit Applied	11/07/2019		\$24,391.41
Refund Available		01/01/2018	\$-73.48
Refund Available		01/01/2018	\$-73.48
Credit Applied	10/23/2019		\$73.48
Credit Applied	11/01/2019		\$73.48
Refund Available		01/01/2018	\$-73.48
Refund Available		01/01/2018	\$-73.48
Credit Applied	10/23/2019		\$73.48
Credit Applied	11/01/2019		\$73.48
Refund Available		01/01/2018	\$-73.48
Credit Applied	11/07/2019		\$73.48
Refund Available		01/01/2018	\$-73.48
Credit Applied	11/07/2019		\$73.48
Refund Available		01/01/2019	\$-20,153.90
Refund Available		01/01/2019	\$-20,153.90
Credit Applied	10/23/2019		\$20,153.90



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	11/01/2019		\$20,153.90
Refund Available		01/01/2019	\$-20,153.90
Credit Applied	11/07/2019		\$20,153.90
Refund Available		04/01/2019	\$-36,728.14
Refund Available		04/01/2019	\$-36,728.14
Credit Applied	10/23/2019		\$36,728.14
Credit Applied	11/01/2019		\$36,728.14
Refund Available		04/01/2019	\$-36,728.14
Credit Applied	11/07/2019		\$36,728.14
Refund Available		06/01/2019	\$-1.15
Refund Available		06/01/2019	\$-378.20
Refund Available		06/01/2019	\$-1.15
Refund Available		06/01/2019	\$-378.20
Refund Available		06/01/2019	\$-378.20
Refund Available		06/01/2019	\$-1.15
Refund Available		06/01/2019	\$-378.20
Refund Available		06/01/2019	\$-1.15
Credit Applied	10/23/2019		\$378.20
Credit Applied	10/23/2019		\$1.15
Credit Applied	10/23/2019		\$378.20
Credit Applied	10/23/2019		\$1.15
Credit Applied	11/01/2019		\$378.20
Credit Applied	11/01/2019		\$378.20
Credit Applied	11/01/2019		\$1.15
Credit Applied	11/01/2019		\$1.15
Refund Available		06/01/2019	\$-758.70
Credit Applied	11/07/2019		\$758.70
Refund Available		07/01/2019	\$-11,488.43
Refund Available		07/01/2019	\$-11,488.43
Credit Applied	10/23/2019		\$11,488.43
Credit Applied	11/01/2019		\$11,488.43
Refund Available		07/01/2019	\$-11,488.43
Credit Applied	11/07/2019		\$11,488.43
Credit Balance		06/01/2019	\$-143.82
Credit Balance		10/18/2019	\$-4.11
Credit Applied	11/10/2019		\$4.11

Total credit applied **\$988,149.18**

Total overpayments/credits remaining on account **\$143.82**



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

	Overall	
	Tax Rate	
Tax class 2 - Residential More Than 10 Units	12.6120%	
Original tax rate billed	12.4730%	
New Tax rate		
Estimated Market Value \$14,540,000		
		Taxes
Billable Assessed Value	\$5,855,130	
Taxable Value	\$5,855,130 x 12.4730%	
Tax Before Abatements and STAR	\$677,500.96	\$677,500.96
Basic Star - School Tax Relief 15 Units	\$-34,950.00	\$-4,359.32**
Co-op/Condo Abatement 36 Units		\$-93,687.60
Annual property tax		\$579,454.04
Original property tax billed in June 2019		\$631,865.12
Change In Property Tax Bill Based On New Tax Rate		\$-6,457.36

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

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.

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.

