



# Property Tax Bill Quarterly Statement

Activity through February 27, 2021

**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

Outstanding Charges	\$0.00
New Charges	\$137,727.08
<b>Amount Due</b>	<b>\$137,727.08</b>

*Please pay by April 1, 2021. To avoid interest pay on or before April 15th.*

PTS - LD  
1400.01  
1 - 0 - 2  
44589



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00765-0070

**Pay Today The Easy Way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

**Total amount due by April 1, 2021**

\$137,727.08

**Amount enclosed:**

#804520921022701#

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
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$142,462.52
Adopted Tax Rate			\$-5,528.40
Co-op Condo Abatement	01/01/2021		\$792.96
<b>Total current charges</b>			<b>\$137,727.08</b>

**Annual Property Tax Detail**

	Overall Tax Rate	Taxes
Tax class 2 - Residential More Than 10 Units	12.2670%	
Current tax rate		
<b>Estimated Market Value \$14,682,000</b>		
<b>Billable Assessed Value</b>	<b>\$5,367,380</b>	
<b>Taxable Value</b>	\$5,367,380 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$658,416.52	<b>\$658,416.52</b>
Basic Star - School Tax Relief 15 Units	\$-35,850.00	\$-4,365.00**
Co-op/Condo Abatement 37 Units		\$-93,672.32
<b>Annual property tax</b>		<b>\$560,379.20</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://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 share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](http://nyc.gov/contactdof) to sign up.

**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](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 (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 1, 2021**. 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

##### Local Law 133/16 – Benchmarking Energy and Water Use

This property may be required to benchmark its energy and water consumption for calendar year 2020 by May 1, 2021, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit [www.nyc.gov/nycbenchmarking](http://www.nyc.gov/nycbenchmarking).

##### Local Law 33/18 – Disclosure of Energy Efficiency Scores and Grades

If you have received an energy efficiency grade from the NYC Dept. of Buildings, you are required to post your energy efficiency grade near each public entrance to the building.

For information on Local Law 33, please visit [www.nyc.gov/energyrating](http://www.nyc.gov/energyrating).

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call 212-566-5584.

##### Compliance Notification – Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)

Certain buildings may be eligible to apply for an adjustment to the applicable annual building emissions limit for calendar years 2024-2029.

Buildings with excessive emissions attributable to a special circumstance may be eligible to apply for an adjustment (see Administrative Code Section 28-320.8). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by June 30, 2021.

Not-for-profit hospitals and healthcare facilities may be eligible to apply for an adjustment (see Administrative Code Section 28-320.9). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by July 21, 2021.

For more information, frequently asked questions, and a filing guide for adjustment applications, visit [www.nyc.gov/DOBGHEmissions](http://www.nyc.gov/DOBGHEmissions) or submit an inquiry at [www.nyc.gov/dobhelp](http://www.nyc.gov/dobhelp).

##### NYC Accelerator

The NYC Accelerator program provides free, personalized guidance to help you comply with NYC local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change.

For more information, please visit [www.nyc.gov/accelerator](http://www.nyc.gov/accelerator) or contact us at 212-656-9202.

