



# Property Tax Bill Quarterly Statement

Activity through February 19, 2022

**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         | \$142,003.05        |
| <b>Amount Due</b>   | <b>\$142,003.05</b> |

*Please pay by April 1, 2022. To avoid interest pay on or before April 15th.*

PTS - LD  
1400.01  
1 - 0 - 2  
45721



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, 2022**

\$142,003.05

**Amount enclosed:**

#804665222021901#

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  |               | 04/01/2022 | \$146,065.70        |
| Credit Adjustment   | 12/07/2021    |            | \$-3,847.79         |
| Credit Adjustment   | 01/01/2022    |            | \$-895.14           |
| Co-op Condo Abatement   | 12/07/2021    |            | \$551.90            |
| Co-op Condo Abatement   | 01/01/2022    |            | \$128.38            |
| <b>Total current charges</b>                                  |               |            | <b>\$142,003.05</b> |
| Overpayments/Credits  | Activity Date | Due Date   | Amount              |
| Refund Available  |               | 07/01/2020 | \$-15,431.40        |
| Credit Applied  | 12/16/2021    |            | \$15,431.40         |
| Refund Available  |               | 07/01/2021 | \$-3,295.89         |
| Credit Applied  | 12/16/2021    |            | \$3,295.89          |
| Refund Available  |               | 10/01/2021 | \$-3,295.89         |
| Credit Applied  | 12/16/2021    |            | \$3,295.89          |
| <i>Total credit applied</i>                                   |               |            | \$22,023.18         |
| <b>Total overpayments/credits remaining on account</b>        |               |            | <b>\$0.00</b>       |

**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 borough-block-lot number: 1-00765-0070. Our address is P. O. 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.

**To update your mailing address:** Visit [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or call 311.

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



**Annual Property Tax Detail**

|  |                        |                     |
|--|------------------------|---------------------|
|  | <b>Overall</b>         |                     |
| Tax class 2 - Residential More Than 10 Units | <b>Tax Rate</b>        |                     |
| Current tax rate                             | 12.2350%               |                     |
| <b>Estimated Market Value \$12,970,000</b>   |                        |                     |
|  |                        | <b>Taxes</b>        |
| <b>Billable Assessed Value</b>               | <b>\$5,594,680</b>     |                     |
| Tax Commission Reduction                     | -125,796.00            |                     |
| <b>Taxable Value</b>                         | \$5,468,884 x 12.2350% |                     |
| <b>Tax Before Abatements and STAR</b>        | \$669,117.96           | <b>\$669,117.96</b> |
| Basic Star - School Tax Relief 15 Units      | \$-36,900.00           | \$-4,365.00**       |
| Co-op/Condo Abatement 37 Units @ 17.5000%    |                        | \$-95,207.24        |
| <b>Annual property tax</b>                   |                        | <b>\$569,545.72</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.

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

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2022, unless you are exempt by law. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.



**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 2021 by May 1, 2022, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking).

**Local Law 33/18 – 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 in the form of a Building Energy Efficiency Rating label which will be made available in the covered buildings' DOB NOW Public Portal property profiles on October 1 each year. All grades, except "N," must be printed from the DOB NOW Public Portal and displayed in a conspicuous location near each public entrance within 30 days after October 1 each year.

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

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)**

Beginning on January 1, 2024, covered buildings will be required to meet annual emissions limits.

For more information and frequently asked questions, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions) or submit a question to [ghgemissions@buildings.nyc.gov](mailto:ghgemissions@buildings.nyc.gov).

**NYC Accelerator**

The NYC Accelerator program provides free, personalized guidance to help you comply with 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.

