



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** BALANCE PROPERTY LLC  
**Property address:** 217 W. 16TH ST.  
**Borough, block & lot:** MANHATTAN (1), 00766, 0030

**Mailing address:**  
BALANCE PROPERTY LLC  
224 5TH AVE. FL. 5  
NEW YORK NY 10001-7705

Outstanding Charges	\$0.00
New Charges	\$150,709.98
<b>Amount Due</b>	<b>\$150,709.98</b>

*Please pay by January 4, 2021*

PTS - LD  
1400.01  
40 - 1 - 2  
44738



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00766-0030

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

Total amount due by January 4, 2021 if you still have a mortgage	\$380.00
Total amount due by January 4, 2021 if you no longer have a mortgage	\$150,709.98

Amount enclosed:

#804522720112101#

BALANCE PROPERTY LLC  
224 5TH AVE. FL. 5  
NEW YORK NY 10001-7705

**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		01/01/2021	\$156,150.98
Adopted Tax Rate			\$-5,177.08
SCRIE Credit Applied	11/13/2020		\$-643.92
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	7	01/01/2021 12761800	\$140.00
Rent Stabilization Fee- Chg	12	01/01/2021 12761900	\$240.00
<b>Total current charges</b>			<b>\$150,709.98</b>

**How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021**

Tax class 2 - Residential More Than 10 Units	<b>Overall Tax Rate</b>	
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
<b>Estimated Market Value \$6,111,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$2,513,140</b>	
<b>Taxable Value</b>	\$2,513,140 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$308,286.88	<b>\$308,286.88</b>
<b>Annual property tax</b>		<b>\$308,286.88</b>
<b>Original property tax billed in June 2020</b>		<b>\$313,463.96</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-5,177.08</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 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.

**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: 1-00766-0030 . 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.



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

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.

