



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: 248 W. 17 REALTY LLC
Property address: 248 W. 17TH ST.
Borough, block & lot: MANHATTAN (1), 00766, 0071

Mailing address:
248 W. 17 REALTY LLC
C/O S W MANAGEMENT LLC
145 HUGUENOT ST. FL. 5
NEW ROCHELLE NY 10801-5200

Outstanding Charges	\$0.00
New Charges	\$58,031.93
Amount Due	\$58,031.93

Please pay by January 2, 2024



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PTS - ZB
1400.01 - S2
40 - 1 - 2
47699

Borough: 1 Block: 00766 Lot: 0071

Pay Today The Easy Way
nyc.gov/payonline



Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due: \$58,031.93

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#804822723111801#
248 W. 17 REALTY LLC
C/O S W MANAGEMENT LLC
145 HUGUENOT ST. FL. 5
NEW ROCHELLE NY 10801-5200

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

8048227231118 01 1007660071 0000005803193 00000000000000 240102312024000 6

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$0.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$58,031.93

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$59,864.62
Adopted Tax Rate			\$2,293.68
SCRIE Credit Applied	09/18/2023		\$-504.81
SCRIE Credit Applied	10/18/2023		\$-527.76
SCRIE Credit Applied	11/10/2023		\$-3,093.80
Total amount due			\$58,031.93

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

	Overall	
Tax class 2 - Residential More Than 10 Units	Tax Rate	
Original tax rate billed	12.2670%	
New Tax rate	12.5020%	
Estimated Market Value \$4,633,000		
		Taxes
Billable Assessed Value	\$2,084,850	
J-51 Alteration	-1,108,823.00	
Taxable Value	\$976,027 x 12.5020%	
Tax Before Abatements and STAR	\$122,022.92	\$122,022.92
Annual property tax		\$122,022.92
Original property tax billed in June 2023		\$119,729.24
Change In Property Tax Bill Based On New Tax Rate		\$2,293.68

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: 1-766-71. Our address is PO 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.

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

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 3, 2024. 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 for more information.

Climate Mobilization Act, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/benchmarking.page>.

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 per Local Law 33 of 2018. For more information, visit <https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page>.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit www.nyc.gov/dobghgemissions.

NYC Accelerator is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit www.accelerator.nyc/help or call (212) 656-9202.

