



# Property Tax Bill Quarterly Statement Activity through June 1, 2019

**Owner name:** 101 WEST 23 OWNER I LLC  
**Property address:** 101 W. 23RD ST.  
**Borough, block & lot:** MANHATTAN (1), 00799, 0035

**Mailing address:**  
101 WEST 23 OWNER I. LLC  
1465A FLATBUSH AVE.  
BROOKLYN NY 11210-2428

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$255,480.11
<b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b>	<b>\$255,480.11</b>
<b>Total property tax amount due July 1, 2019 from Situs Companies You, the property owner</b>	<b>\$252,211.61 \$3,268.50</b>
Amount of property tax not due July 1, 2019 but that Situs Companies can pre-pay	\$756,634.83
<b>If Situs Companies wants to pay all property tax owed by July 1, 2019 please pay</b>	<b>\$1,003,802.21</b>
If Situs Companies pays all property tax owed by July 1, 2019 you would save	\$5,044.23
Charges you can pre-pay	\$3,942.50
<b>Total amount you may pay by July 1, 2019</b>	<b>\$7,211.00</b>

PTS - LD  
1400.01  
40 - 1  
42281



Please include this coupon if you pay by mail or in person. 1-00799-0035

**Department of  
Finance**

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

<b>Total amount due by July 1, 2019 if you still have a mortgage</b>	\$3,268.50
<b>Total amount due by July 1, 2019 if you no longer have a mortgage</b>	\$255,480.11
<b>Amount you may pay by July 1, 2019 if you choose to pay early</b>	\$7,211.00
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$1,011,013.21</b>

**Amount enclosed:**

#804816119060101#

101 WEST 23 OWNER I. LLC  
1465A FLATBUSH AVE.  
BROOKLYN NY 11210-2428

**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		07/01/2019	\$255,888.28
Star Savings	06/01/2019		\$-911.22
Co-op Condo Abatement	06/01/2019		\$-2,765.45
Flatiron/23 st BID- Chg		07/01/2019	\$1,297.50
Bldg-Signs- Chg 102710345		07/01/2019	\$46.00
Bldg-Signs- Chg 102605771		07/01/2019	\$70.00
Bldg-Signs- Chg 102708919		07/01/2019	\$70.00
Bldg-Signs- Chg 102545701		07/01/2019	\$46.00
Bldg-Signs- Chg 102510230		07/01/2019	\$100.00
Bldg-Signs- Chg 120271160		07/01/2019	\$100.00
Bldg-Signs- Chg 102545729		07/01/2019	\$100.00
Bldg-Signs- Chg 102545710		07/01/2019	\$45.00
Bldg-Signs- Chg 102710354		07/01/2019	\$70.00
Bldg-Signs- Chg 1S5900377		07/01/2019	\$45.00
Bldg-Signs- Chg 102510249		07/01/2019	\$100.00
Bldg-Signs- Chg 1S6300033		07/01/2019	\$45.00
Fire-Prevention Inspection- Chg 00000002188		07/01/2019	\$420.00
Fire-Prevention Inspection- Chg 00000002188		07/01/2019	\$526.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
Tax Commission Fee- Fee		07/01/2019	\$175.00
<b>Total current charges</b>			<b>\$255,480.11</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$255,888.28
Star Savings	06/01/2019		\$-911.22
Co-op Condo Abatement	06/01/2019		\$-2,765.45
Finance-Property Tax		01/01/2020	\$255,888.28
Star Savings	06/01/2019		\$-911.22
Co-op Condo Abatement	06/01/2019		\$-2,765.45
Finance-Property Tax		04/01/2020	\$255,888.28
Star Savings	06/01/2019		\$-911.22

**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: 1-00799-0035 . 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.



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Co-op Condo Abatement	06/01/2019		\$-2,765.45
Flatiron/23 st BID- Chg		10/01/2019	\$1,297.50
Flatiron/23 st BID- Chg		01/01/2020	\$1,297.50
Flatiron/23 st BID- Chg		04/01/2020	\$1,297.50
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	5	01/01/2020 13807100	\$50.00
<b>Total tax year charges remaining</b>			<b>\$760,577.33</b>
If you pay everything you owe by July 1, 2019, you would save:			\$5,044.23

**Annual Property Tax Detail**

	Overall Tax Rate	Taxes
Tax class 2 - Residential More Than 10 Units	12.6120%	
Current tax rate		
<b>Estimated Market Value \$20,592,000</b>		
<b>Billable Assessed Value</b>	<b>\$8,153,010</b>	
Senior Citizen Homeowner	-37,302.00	
<b>Taxable Value</b>	\$8,115,708 x 12.6120%	
<b>Tax Before Abatements and STAR</b>	\$1,023,553.12	<b>\$1,023,553.12</b>
Basic Star - School Tax Relief 8 Units	\$-18,640.00	\$-2,350.88**
Enhanced Star - School Tax Relief 2 Units	\$-10,660.00	\$-1,294.00**
Co-op/Condo Abatement 6 Units		\$-11,061.80
<b>Annual property tax</b>		<b>\$1,008,846.44</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 to share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov).

