



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** STEWARD REALTY LLC  
**Property address:** 271 5TH AVE.  
**Borough, block & lot:** MANHATTAN (1), 00859, 0003

**Mailing address:**  
DAVID HOROWITZ, PC  
STEWARD REALTY LLC  
171 MADISON AVE. RM. 1300  
NEW YORK NY 10016-5110

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

Most Department of Finance services are available online:

- To pay your bill, visit [nyc.gov/payonline](http://nyc.gov/payonline).
- For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
- To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

PTS - ZD  
1400.01  
40 - 0 - 2B  
53912



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

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

**Total amount due by January 4, 2021**

**\$0.00**

**Amount enclosed:**

#805445120112101#

DAVID HOROWITZ, PC  
STEWARD REALTY LLC  
171 MADISON AVE. RM. 1300  
NEW YORK NY 10016-5110

**Make checks payable & mail payment to:**  
NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680

8054451201121 01 1008590003 00000000000000 00000000000000 210104112021000 8

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$59,394.32
Adopted Tax Rate			\$-1,961.88
Payment	09/01/2020		\$-59,394.32
Payment Adjusted	01/01/2021		\$1,961.88
Total current charges			<b>\$0.00</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		08/25/2020	\$-13.00
Credit Balance		08/25/2020	\$-1,961.88
Total overpayments/credits remaining on account			<b>\$1,974.88</b>

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

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

	Overall Tax Rate
Tax class 2B - 7-10 Unit Residentl Rental Bldg	
Original tax rate billed	12.4730%
New Tax rate	12.2670%
Estimated Market Value	<b>\$5,234,000</b>

		Taxes
Billable Assessed Value	<b>\$952,366</b>	
Taxable Value	\$952,366 x 12.2670%	
Tax Before Abatements and STAR	\$116,826.76	<b>\$116,826.76</b>
Annual property tax		<b>\$116,826.76</b>
Original property tax billed in June 2020		<b>\$118,788.64</b>
Change In Property Tax Bill Based On New Tax Rate		<b>\$-1,961.88</b>

**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: 1-00859-0003 . 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](https://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.



**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).

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.

