Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: MMF REALTY, LLC
Property address: 161 MADISON AVE.
Borough, block & lot: MANHATTAN (1), 00862, 1010

Mailing address:
MMF REALTY, LLC
161 MADISON AVE. RM. 4E
NEW YORK NY 10016-5461

Outstanding Charges	$4,208.82
New Charges	$4,344.69
Amount Due	**$8,553.51**

Please pay by January 4, 2021. To avoid interest pay on or before January 15th.

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Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00862-1010

Total amount due by January 4, 2021	$8,553.51
If you want to pay everything you owe by January 4, 2021 please pay	$12,883.43

Amount enclosed:

#805504220112101#

MMF REALTY, LLC
161 MADISON AVE. RM. 4E
NEW YORK NY 10016-5461

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

805504220112101 01 1008621010 0000000855351 0000001288343 2101041120210007

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			$4,208.82
Finance-Property Tax		01/01/2021	$4,281.32
Credit Adjustment	09/28/2020		$-62.35
Adopted Tax Rate			$125.72
Total amount due			**$8,553.51**

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	$4,281.32
Credit Adjustment	09/28/2020		$-62.35
Adopted Tax Rate			$125.72
Total tax year charges remaining			**$4,344.69**
If you want to pay everything you owe by January 4, 2021 please pay			**$12,883.43**
If you pay everything you owe by January 4, 2021, you would save:			$14.77

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

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.5370%	
New Tax rate	10.6940%	
Estimated Market Value $402,935		
Billable Assessed Value	**$162,525**	
Tax Commission Reduction	-2,367.00	
Taxable Value	$160,158 x 10.6940%	
Tax Before Abatements and STAR	$17,127.32	**$17,127.32**
Annual property tax		**$17,127.32**
Original property tax billed in June 2020		**$17,125.28**
Change In Property Tax Bill Based On New Tax Rate		**$251.44**

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: 1-00862-1010 . 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** 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.

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 for more information.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.