



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** 381-383 ES REALTY, LLC  
381-383 JS REALTY, LLC  
**Property address:** 381 5TH AVE.  
**Borough, block & lot:** MANHATTAN (1), 00865, 0073

**Mailing address:**  
381-383 ES REALTY, LLC  
10 WINDSOR DR.  
OLD WESTBURY NY 11568-1500

Outstanding Charges	\$0.00
New Charges	\$255,025.95
<b>Amount Due</b>	<b>\$255,025.95</b>

*Please pay by January 4, 2021*

PTS - HD  
1400.01  
40 - 0 - 4  
55026



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00865-0073

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

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

\$255,025.95

**Amount enclosed:**

#805560320112101#

381-383 ES REALTY, LLC  
10 WINDSOR DR.  
OLD WESTBURY NY 11568-1500

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

8055603201121 01 1008650073 0000025502595 0000025502595 210104112021000 0

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		01/01/2021	\$244,901.48
Adopted Tax Rate			\$7,298.04
Grand Central BID- Chg		01/01/2021	\$2,826.43
<b>Total current charges</b>			<b>\$255,025.95</b>

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

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.5370%	
Original tax rate billed	10.6940%	
New Tax rate		
<b>Estimated Market Value \$11,974,000</b>		
<b>Billable Assessed Value</b>	<b>\$4,648,410</b>	
<b>Taxable Value</b>	\$4,648,410 x 10.6940%	
<b>Tax Before Abatements and STAR</b>	\$497,101.00	<b>\$497,101.00</b>
<b>Annual property tax</b>		<b>\$497,101.00</b>
<b>Original property tax billed in June 2020</b>		<b>\$489,802.96</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$7,298.04</b>

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).

**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: 1-00865-0073 . 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.



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.

The BID assessment includes an adjustment due to a billing correction from a prior year. If you have any questions regarding BID charges, please contact the NYC Department of Small Business Services at (212) 513-6300. If you have questions about any non-BID-related charges please contact the Department of Finance by calling 311 or (212) 639-9675, or visit [www.nyc.gov/finance](http://www.nyc.gov/finance).

#### One City Built to Last, Compliance Notification

Compliance Notification – Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)

Certain buildings may be eligible to apply for an adjustment to the applicable annual building emissions limit for calendar years 2024-2029.

Buildings with excessive emissions attributable to a special circumstance may be eligible to apply for an adjustment (see Administrative Code Section 28-320.8). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by June 30, 2021.

Not-for-profit hospitals and healthcare facilities may be eligible to apply for an adjustment (see Administrative Code Section 28-320.9). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by July 21, 2021.

For more information, frequently asked questions, and a filing guide for adjustment applications, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions) or submit an inquiry at [www.nyc.gov/dobhelp](http://www.nyc.gov/dobhelp).

#### NYC Accelerator

The NYC Accelerator program offers free technical advisory services to help you comply with NYC local laws and improve your buildings energy and emissions performance.

