



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: W.N.S. MANAGEMENT, INC.
Property address: 130 W. 73RD ST.
Borough, block & lot: MANHATTAN (1), 01144, 0045

Mailing address:
W.N.S. MANAGEMENT, INC.
C/O ANDRICK MANAGEMENT
P.O. BOX 126
NEW YORK NY 10026-0126

Outstanding Charges	\$0.00
New Charges	\$30,383.64
Amount Due	\$30,383.64

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 - ZD
1400.01 - C2
40 - 1 - 2B
91037

Borough: 1 Block: 01144 Lot: 0045

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$30,383.64

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

Amount Enclosed:

#809187623111801#
W.N.S. MANAGEMENT, INC.
C/O ANDRICK MANAGEMENT
P.O. BOX 126
NEW YORK NY 10026-0126

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

8091876231118 01 1011440045 0000003038364 00000000000000 240102312024000 4

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	\$30,383.64

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$29,821.40
Adopted Tax Rate			\$1,142.56
SCRIE Credit Applied	11/10/2023		\$-580.32
Total current charges			\$30,383.64

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		05/22/2023	\$-580.32
Total overpayments/credits remaining on account			\$580.32

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For more information, visit nyc.gov/propertytaxrefund.

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: 1-1144-45. 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.

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

Tax class	2B - 7-10 Unit Residentl Rental Bldg	Overall	
Original tax rate billed		Tax Rate	
New Tax rate		12.2670%	
Estimated Market Value	\$2,336,000	12.5020%	
			Taxes
Billable Assessed Value		\$486,205	
Taxable Value	\$486,205 x 12.5020%		
Tax Before Abatements and STAR		\$60,785.36	\$60,785.36
Annual property tax			\$60,785.36
Original property tax billed in June 2023			\$59,642.80
Change In Property Tax Bill Based On New Tax Rate			\$1,142.56

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.

