



# Property Tax Bill

## Quarterly Statement

Activity through November 19, 2022

**Owner name:** EQR-41 WEST 86TH, LLC  
**Property address:** 41 W. 86TH ST.  
**Borough, block & lot:** MANHATTAN (1), 01200, 0011

**Mailing address:**  
TAX DEPARTMENT  
P.O. BOX 87407  
CHICAGO IL 60680-0407

Outstanding Charges	\$0.00
New Charges	\$760,740.98
<b>Amount Due</b>	<b>\$760,740.98</b>

*Please pay by January 3, 2023*



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 - HD  
1400.01 - C  
45 - 0 - 2  
95690



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-01200-0011

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

**Total amount due by January 3, 2023**

**\$760,740.98**

**Amount enclosed:**

#809753422111901#

TAX DEPARTMENT  
P.O. BOX 87407  
CHICAGO IL 60680-0407

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

8097534221119 01 1012000011 0000076074098 0000076074098 230103112023000 3

Previous Charges			Amount
Total previous charges including interest and payments			\$0.00
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$0.00
Mcl	10/31/2022		\$40,335.26
SCRIE Credit Applied	11/03/2022		\$-1,237.08
Finance-Property Tax		01/01/2023	\$676,816.22
Debit Adjustment	01/01/2023		\$3,751.32
Mcl	10/31/2022		\$40,335.26
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	37	01/01/2023 10454600	\$740.00
Total current charges			\$760,740.98

**How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.2350%	
	12.2670%	
<b>Estimated Market Value</b>	<b>\$26,051,000</b>	
<b>Billable Assessed Value</b>	<b>\$11,722,950</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$11,722,950 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$1,438,054.28	<b>\$1,438,054.28</b>
Mcl		\$0.00
<b>Annual property tax</b>		<b>\$1,438,054.28</b>
<b>Original property tax billed in June 2022</b>		<b>\$1,353,632.44</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$3,751.32</b>

**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: 1-01200-0011. Our address is P. O. 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.

**To update your mailing address:** Visit [nyc.gov/changemailingaddress](https://nyc.gov/changemailingaddress) or call 311.

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](https://nyc.gov/contactdof) to sign up.



Please pay online at [nyc.gov/payonline](https://nyc.gov/payonline). If you or your representative has an annual tax bill of at least \$300,000 whether on a single property or as the total tax liability of multiple properties you will be assessed a 1% penalty charge on payments that are not made electronically using the "pay online" link above.

For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](https://nyc.gov/latepropertypayments).

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2023, unless you are exempt by law. Visit [www.nyc.gov/rpie](https://www.nyc.gov/rpie) for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.



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

**Local Law 133/16 - Benchmarking Energy and Water Use**

This property may be required to benchmark its energy and water consumption for calendar year 2022 by May 1, 2023, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking).

**Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades**

If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings in the form of the Building Energy Efficiency Rating label which will be made available in the covered buildings DOB NOW Public Portal property profiles upon October 1 each year. All grades, except "N," must be printed from the DOB NOW Public Portal and displayed in a conspicuous location near each public entrance within 30 days after October 1 each year.

For information on Local Law 33, please visit [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking).

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call (212) 566-5584.

**Local Law 87/09 - Energy Audits and Retro-Commissioning**

This property may also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "2," you will need to file your Energy Efficiency Report by December 31, 2022. If your property is on a tax block that ends in the number "3," you will need to file your Energy Efficiency Report between January 1 and December 31, 2023. If your property is on a tax block that ends in the number "4," you will need to file your Energy Efficiency Report between January 1 and December 31, 2024. If your property is on a tax block that ends in the number "5," you will need to file your Energy Efficiency Report between January 1 and December 31, 2025. To find your tax block, visit [www.nyc.gov/bbl](http://www.nyc.gov/bbl).

For a detailed explanation of the requirements, please visit [nyc.gov/energyauditsrcx](http://nyc.gov/energyauditsrcx).

For free assistance and answers to your questions regarding Local Law 87/09, please email the NYC Sustainability Help Center at [LL87@NYCsustainability.org](mailto:LL87@NYCsustainability.org) or call (212) 566-5584.

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

Beginning on January 1, 2024, covered buildings will be required to meet annual emission limits. This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. Please be aware of potential changes to your building's emission limits as a result of a requirement of the law that the Department of Buildings (DOB) set limits for the 2024-2029 compliance period using property types from the U.S. Environmental Protection Agency's Energy Star Portfolio Manager (ESPM) tool. More information regarding this change may be found at [nyc.gov/dobghgemissions](http://nyc.gov/dobghgemissions).

**Are you ready?**

Start working with a registered design professional and/or an energy efficiency consultant NOW.

Make the energy efficiency improvements you've been thinking about, starting with deferred maintenance.

Reach out to the NYC Accelerator ([nyc.gov/accelerator](http://nyc.gov/accelerator)) for free assistance with your energy efficiency planning.

Send your questions about LL97 to DOB at [GHGemissions@buildings.nyc.gov](mailto:GHGemissions@buildings.nyc.gov).

**NYC Accelerator**

The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change. For more information, please visit [www.nyc.gov/accelerator](http://www.nyc.gov/accelerator) or contact us at (212) 656-9202.

