



Property Tax Bill Quarterly Statement

Activity through June 4, 2022

Owner name: 416 E. 138TH ST. LLC
Property address: 41 W. 89TH ST.
Borough, block & lot: MANHATTAN (1), 01203, 0017

Mailing address:
C/O: IRGANG GROUP
416 E. 138TH ST. LLC
121 TWEED BLVD.
NYACK NY 10960-4913

Outstanding Charges	\$0.00
New Charges	\$30,327.14
Amount Due	\$30,327.14

Please pay by July 1, 2022

Most Department of Finance services are available online:

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



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 - LD
1400.01
40 - 0 - 2B
96894



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-01203-0017

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2022
If you want to pay everything you owe by July 1, 2022 please pay

\$30,327.14
\$60,526.44

Amount enclosed:

#809770222060401#

C/O: IRGANG GROUP
416 E. 138TH ST. LLC
121 TWEED BLVD.
NYACK NY 10960-4913

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

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2022	\$30,443.74
SCRIE Credit Applied	06/04/2022		\$-129.60
HPD-Property Registration- Fee		07/01/2022	\$13.00
Total current charges			\$30,327.14

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$30,443.74
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	3	01/01/2023 10999000	\$60.00
Total tax year charges remaining			\$30,503.74

If you want to pay everything you owe by July 1, 2022 please pay \$60,526.44
If you pay everything you owe by July 1, 2022, you would save: \$304.44

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2021	\$-215.60
Total overpayments/credits remaining on account			\$215.60

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: 1-01203-0017. 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 or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.



Annual Property Tax Detail

Tax class 2B - 7-10 Unit Residentl Rental Bldg	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$4,648,000	12.2350%	
		Taxes
Billable Assessed Value	\$497,650	
Taxable Value	\$497,650 x 12.2350%	
Tax Before Abatements and STAR	\$60,887.48	\$60,887.48
Annual property tax		\$60,887.48

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

