



Property Tax Bill Quarterly Statement

Activity through February 27, 2021

Owner name: HARMIL REALTY LLC C/O
Property address: 156 W. 86TH ST.
Borough, block & lot: MANHATTAN (1), 01216, 0054

Mailing address:
HARMIL REALTY
HARMIL REALTY LLC C/O
P.O. BOX 63 PLANETARIUM STATION
NEW YORK NY 10024

Outstanding Charges	\$19.71
New Charges	\$0.00
Amount Due	\$19.71

Please pay by April 1, 2021

PTS - LD
1400.01
40 - 1 - 2
94421



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-01216-0054

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by April 1, 2021 if you still have a mortgage	\$19.71
Total amount due by April 1, 2021 if you no longer have a mortgage	\$19.71

Amount enclosed:

#809571021022701#

HARMIL REALTY
HARMIL REALTY LLC C/O
P.O. BOX 63 PLANETARIUM STATION
NEW YORK NY 10024

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

8095710210227 01 1012160054 0000000001971 0000000001971 210401312021000 2

Previous Charges	Amount
Total previous charges including interest and payments	\$19.71

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		02/18/2020	\$-1,821.54
Credit Balance		01/01/2021	\$-421.15
Credit Applied	01/02/2021		\$421.15
<i>Total credit applied</i>			\$421.15
Total overpayments/credits remaining on account			\$1,821.54

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall Tax Rate	
Current tax rate	12.2670%	
Estimated Market Value	\$12,981,000	
Billable Assessed Value	\$5,139,630	Taxes
Taxable Value	\$5,139,630 x 12.2670%	
Tax Before Abatements and STAR	\$630,478.44	\$630,478.44
Annual property tax		\$630,478.44

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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.

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: 1-01216-0054 . 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.



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

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.

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 2020 by May 1, 2021, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/nycbenchmarking.

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

If you have received an energy efficiency grade from the NYC Dept. of Buildings, you are required to post your energy efficiency grade near each public entrance to the building.

For information on Local Law 33, please visit www.nyc.gov/energyrating.

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 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 "1," you will need to comply by December 31, 2021. If your property is on a tax block that ends in the number "3," you will need to comply by December 31, 2023. To find your tax block, visit www.nyc.gov/bbl.

For a detailed explanation of the requirements, please visit

<https://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.

