



Property Tax Bill Quarterly Statement

Activity through December 5, 2019

Owner name: 8283 TENANTS CORP
Property address: 1095 MADISON AVE.
Borough, block & lot: MANHATTAN (1), 01494, 0050

Mailing address:
8283 TENANTS CORP.
770 LEXINGTON AVENUE 6TH FLOOR ACCOUNTING
NEW YORK NY 10065

Statement Billing Summary

| | |
|--|---------------------|
| Unpaid charges, if any | \$175.00 |
| Current charges | \$436,307.38 |
| Total amount due by January 2, 2020 | \$436,482.38 |

PTS - HD
1400.01
40 - 0
10344



Please include this coupon if you pay by mail or in person. 1-01494-0050

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2020

\$436,482.38

Amount enclosed:

#801070119120501#

8283 TENANTS CORP.
770 LEXINGTON AVENUE 6TH FLOOR ACCOUNTING
NEW YORK NY 10065

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 | \$175.00 |

| Current Charges | Activity Date | Due Date | Amount |
|------------------------------|---------------|------------|---------------------|
| Finance-Property Tax | | 01/01/2020 | \$445,205.90 |
| Adopted Tax Rate | | | \$-11,446.08 |
| Star Savings | 11/09/2019 | | \$-0.04 |
| Star Savings | 01/01/2020 | | \$10.32 |
| Co-op Condo Abatement | 11/09/2019 | | \$-1,913.24 |
| Co-op Condo Abatement | 01/01/2020 | | \$1,664.60 |
| Payment | 11/10/2019 | | \$-2,088.28 |
| Adopted Tax Rate | | | \$-30.00 |
| Debit Adjustment | 11/09/2019 | | \$2,724.20 |
| Madison Avenue BID- Chg | | 01/01/2020 | \$1,880.00 |
| Bldg-Elevator- Chg 1046768 | | 01/01/2020 | \$300.00 |
| Total current charges | | | \$436,307.38 |

| Overpayments/Credits | Activity Date | Due Date | Amount |
|--|---------------|-----------------------------|---------------|
| Credit Balance | | 07/01/2019 | \$-175.00 |
| Credit Balance | | 07/01/2019 | \$-1,913.28 |
| Credit Applied | 11/10/2019 | | \$2,088.28 |
| | | <i>Total credit applied</i> | \$2,088.28 |
| Total overpayments/credits remaining on account | | | \$0.00 |

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: 1-01494-0050 . 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.



How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

| | | Overall | |
|--|------------------------------------|-------------------------------|-----------------------|
| | | Tax Rate | |
| Tax class | 2 - Residential More Than 10 Units | 12.6120% | |
| Original tax rate billed | | 12.4730% | |
| New Tax rate | | | |
| Estimated Market Value | | | \$23,823,000 |
| | | | Taxes |
| Billable Assessed Value | | \$8,283,947 | |
| Combat Veteran | | -37,982.00 | |
| Basic Veteran | | -11,395.00 | |
| Taxable Value | | \$8,234,570 x 12.4730% | |
| Tax Before Abatements and STAR | | \$1,027,097.92 | \$1,027,097.92 |
| Basic Star - School Tax Relief 3 Units | | \$-7,375.00 | \$-919.80** |
| Co-op/Condo Abatement 27 Units | | | \$-149,362.48 |
| Annual property tax | | | \$876,815.64 |
| Original property tax billed in June 2019 | | | \$890,413.36 |
| Change In Property Tax Bill Based On New Tax Rate | | | \$-9,801.16 |

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

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

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

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 is required to benchmark its energy and water consumption for calendar year 2019 by May 1, 2020, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

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

This property is now required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>

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

This property will 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 "9", you will need to comply by December 31, 2019. If your property is on a tax block that ends in the number "0", you will need to comply by December 31, 2020. If your property is on a tax block that ends in the number "2", you will need to comply by December 31, 2022. 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>

