





Owner name: 1200 TENANT CORP
Property address: 1190 MADISON AVENUE

Borough MANHATTAN (1)	Block 1499	Lot 14
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$1,276,870.58
Total amount due by January 2, 2024	\$1,276,870.58

Ways to pay:

Most common way to pay	Other ways to pay	
 Online	 By Mail	 In Person
<p>Go to www.nyc.gov/citypay or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p> <div style="text-align: center;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	<p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - HD - 1400.01 - C0 - 40 - 0 - 2 - 132489

Borough: 1 Block: 01499 Lot: 0014

Want faster payment processing and instant confirmation?
Pay online at www.nyc.gov/citypay

NYC
Department of Finance

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

Amount Due 01/02/24: \$1,276,870.58

Amount Enclosed:

#813387723111801#
1200 TENANT CORP.
9 E. 38TH ST. FL. 6
NEW YORK NY 10016-0003

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

8133877231118 01 1014990014 0000127687058 0000127687058 240102112024000 0

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$1,276,870.58
AMOUNT DUE BY JANUARY 2, 2024	\$1,276,870.58

Your property details:

Estimated market value:	\$52,791,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%
Exemptions:	
Combat Veteran	\$72,000.00
Basic Veteran	\$86,400.00
Abatements and/or STAR:	
Basic Star - School Tax Relief	6 units \$1,740.32
Enhanced Star - School Tax Relief	1 unit \$647.00
Co-op/Condo Abatement	68 units \$477,175.96

How we calculate your annual taxes:

Billable assessed value:	\$23,755,950.00
minus exemptions:	– \$158,400.00
times the current tax rate:	x 12.5020%
minus abatements and/or STAR:	– \$479,563.28
Annual property tax:	\$2,470,602.44

Activity for This Billing Period

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

	<u>Activity Date</u>	
Finance-Property Tax		\$0.00
Co-op Condo Abatement	11/01/2023	\$3,002.74
Finance-Property Tax		\$1,208,876.42
Adopted Tax Rate	01/01/2024	\$55,454.24

Messages for You:

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.

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 BBL number: 1-1499-14. 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.



Department of Finance

Department of Finance charges, continued

Star Savings	01/01/2024	\$-32.76
Co-op Condo Abatement	11/01/2023	\$3,002.74
Co-op Condo Abatement	01/01/2024	\$-8,971.52
Restore Taxes		\$1,094.96
Debit Adjustment	09/02/2023	\$2,468.68
Adopted Tax Rate	01/01/2024	\$11,975.08

Department of Finance Total	\$1,276,870.58
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Department of Housing Preservation and Development charges

For more information about New York City Department of Housing Preservation & Development charges, visit www.nyc.gov/hpdcharges.

	<u>Activity Date</u>	
HPD-Property Registration- Fee		\$13.00
Payment	08/24/2023	\$-13.00

Department of Housing Preservation and Development Total	\$0.00
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Tax Commission charges

The Tax Commission charges a \$175 fee for each assessment review held for properties with an assessed value of \$2 million or more or a market value of \$4.5 million or more.

	<u>Activity Date</u>	
Tax Commission- Fee		\$175.00
Payment	10/13/2023	\$-175.00

Tax Commission Total	\$0.00
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Additional Messages for You:

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.

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.



Additional Messages for You:

Climate Mobilization Act, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/benchmarking.page>.

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 per Local Law 33 of 2018. For more information, visit <https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page>.

Energy Audits and Retro-Commissioning: This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. For more information, visit <https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page>.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit www.nyc.gov/dobghgemissions.

NYC Accelerator is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit www.accelerator.nyc/help or call (212) 656-9202.

