



Property Tax Bill

Quarterly Statement

Activity through November 16, 2019

Owner name: 103 EAST 86TH STREET I LLC
103 EAST 86TH STREET II LLC
Property address: 103 E. 86TH ST.
Borough, block & lot: MANHATTAN (1), 01515, 0007

Mailing address:
C/O: PAN AM EQUITIES, INC.
103 EAST 86TH STREET I. LLC
18 E. 50TH ST. FL. 10
NEW YORK NY 10022-9108

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$540.00
Total amount due by January 2, 2020	\$540.00
Total property tax amount due January 2, 2020 from	
National Tax Search LLC	\$588,228.80
You, the property owner	\$540.00
Charges you can pre-pay	\$40.00
Total amount you may pay by January 2, 2020	\$580.00

PTS - LD
1400.01
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98046



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 1-01515-0007

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2020 if you still have a mortgage	\$540.00
Total amount due by January 2, 2020 if you no longer have a mortgage	\$540.00
Amount you may pay by January 2, 2020 if you choose to pay early	\$580.00
If you no longer have a mortgage and want to pay everything, please pay	\$588,808.80

Amount enclosed:

#812861319111601#

C/O: PAN AM EQUITIES, INC.
103 EAST 86TH STREET I. LLC
18 E. 50TH ST. FL. 10
NEW YORK NY 10022-9108

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		01/01/2020	\$601,487.12
Adopted Tax Rate			\$-13,258.32
Bldg-Elevator- Chg 1047952		01/01/2020	\$300.00
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	12	01/01/2020 11751000	\$120.00
Rent Stabilization Fee- Chg	12	01/01/2020 11751000	\$120.00
Total current charges			\$540.00

* The rent stabilization fee increased to \$20 per unit as of July 1, 2019. This fee was calculated at the old rate on your previous property tax bill. You will see two charges on this bill. One is the current charge at the new rate, and the second is the difference between what you were previously billed and the new legal rate.

Tax Year Charges Remaining	Activity Date	Due Date	Amount
HPD-Emergency Repair- Chg		04/01/2020	\$25.18
HPD-Emergency Repair- Fee		04/01/2020	\$12.59
HPD-Emergency Repair- Tax		04/01/2020	\$2.23
Total tax year charges remaining			\$40.00

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2019	\$-175.00
Credit Applied	11/10/2019		\$175.00
		<i>Total credit applied</i>	\$175.00
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: 1-01515-0007 . 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

Tax class 2 - Residential More Than 10 Units	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.6120%	
Estimated Market Value	12.4730%	
	\$24,104,000	
		Taxes
Billable Assessed Value	\$9,538,330	
Taxable Value	\$9,538,330 x 12.4730%	
Tax Before Abatements and STAR	\$1,189,715.92	\$1,189,715.92
Annual property tax		\$1,189,715.92
Original property tax billed in June 2019		\$1,202,974.24
Change In Property Tax Bill Based On New Tax Rate		\$-13,258.32

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.

Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPDs Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderp@hpd.nyc.gov.



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>

