

Owner name: MUSCOOTA HOPE HOUSING  
DEVELOPMENT FUND COMPANY INC  
Property address: 155 E. 104TH ST.

Borough MANHATTAN (1)	Block 1632	Lot 23
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How much do I owe?	
Outstanding charges	\$14,272.89
New charges	\$9,114.68
<b>Total amount due by January 2, 2024</b>	<b>\$23,387.57</b>
<i>Attention: You have past-due charges.</i>	

## Ways to pay:

Most common way to pay	Other ways to pay	
 <b>Online</b> <p>Go to <b>www.nyc.gov/citypay</b> 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>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 <b>By Mail</b> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 <b>In Person</b> <p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - C0 - 40 - 0 - 2 - 146526

**Borough: 1    Block: 01632    Lot: 0023**

**Want faster payment processing and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://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: \$23,387.57**

**Amount Enclosed:**

#814818023111801#  
MUSCOOTA HOPE HOUSING DEVELOPMENT FUND COMPAN  
155 E. 104TH ST.  
NEW YORK NY 10029-4920

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

8148180231118 01 1016320023 0000002338757 0000002338757 240102112024000 0



## Department of Finance

November 18, 2023  
Muscoota Hope Housing Development F  
155 E. 104th St.  
1-01632-0023  
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Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$14,272.89
New charges (Sum of new property taxes and other charges-see below for details)	\$9,114.68
<b>AMOUNT DUE BY JANUARY 2, 2024</b>	<b>\$23,387.57</b>

### Your property details:

Estimated market value:	\$847,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%
Abatements and/or STAR:	
J51 Abatement	\$30,453.84

### How we calculate your annual taxes:

Billable assessed value:	\$381,150.00
times the current tax rate:	x 12.5020%
minus abatements and/or STAR:	– \$30,453.84
<b>Annual property tax:</b>	<b>\$17,197.56</b>

## 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](http://www.nyc.gov/dofcustomerservice).

	Activity Date	
Finance-Property Tax		\$8,150.92
Adopted Tax Rate	01/01/2024	\$895.72
<b>Rent Stabilization</b>	<b># Apts</b>	<b>Fee Identifier</b>
Rent Stabilization- Chg	16	10811000
Payment	09/21/2023	\$-320.00
<b>Department of Finance Total</b>		<b>\$8,726.64</b>

### Messages for You:

Visit [www.nyc.gov/taxbill](http://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: 1-1632-23. 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.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](http://nyc.gov/dofpaymentplans).

## Department of Health and Mental Hygiene charges

The New York City Department of Health and Mental Hygiene (DOHMH) issues fees for cleaning and sanitation, extermination, inspection, and rodent stoppage and proofing. For more information about any charges listed below, contact DOHMH.

	<u>Activity Date</u>	
Health-Extermination- Chg		\$62.50
Payment	09/21/2023	\$-62.50
Health-Extermination- Tax		\$5.54
Payment	09/21/2023	\$-5.54
Health-Extermination- Chg		\$62.50
Health-Extermination- Tax		\$5.54
Health-Inspection- Chg		\$57.00
Payment	09/21/2023	\$-57.00
Health-Inspection- Tax		\$5.05
Payment	09/21/2023	\$-5.05
<b>Department of Health and Mental Hygiene Total</b>		<b>\$68.04</b>

## Overpayments/Credits

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 general information about overpayments and credits, visit [www.nyc.gov/propertytaxrefund](http://www.nyc.gov/propertytaxrefund). For more details about your account, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

Credit Balance	\$-4,343.41
Credit Applied	\$4,343.41
<b>Total Overpayments/Credits Remaining</b>	<b>\$0.00</b>

## 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](http://www.nyc.gov/rpie) for more information.

