

Owner name: WEST 135TH STREET 634 REALTY LLC

Property address: 634 W. 135TH ST.

Borough 1	Block 02001	Lot 0058
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How much do I owe?

Outstanding charges	\$0.00
New charges	\$47,655.38
Total amount due by January 1, 2025	\$47,655.38

If you have a mortgage, see the Billing Summary on page 2.

Ways to pay:

Most common way to pay



Online

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.



No fees when you pay from your checking account (e-check) or electronic wire transfer.

Other ways to pay



By Mail

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.



In Person

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.

1400.01 - LD - 40 - 2 - 1 - 2 - 156927

Borough: 1 Block: 02001 Lot: 0058

Write this in your check's memo line: BBL 1-02001-0058



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

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

Amount Due 01/01/25: \$47,655.38

If you have a mortgage, see the Billing Summary on page 2.

Amount Enclosed:

#817313924111601#
WEST 135TH STREET 634 REALTY LLC
GOLDMONT REALTY
1360 E. 14TH ST. STE 101
BROOKLYN NY 11230-5961

Make checks payable & mail payment to:
NYC Department of Finance
PO Box 5536
Binghamton NY 13902-5536

5536 10200100580 0004765538 250101 3 2025 9

Billing Summary	Amount
Total amount due by January 1, 2025, if you still have a mortgage	\$1,280.09
Total amount due by January 1, 2025, if you no longer have a mortgage	\$47,655.38
AMOUNT DUE BY JANUARY 1, 2025	\$47,655.38

Your property details:

Estimated market value:	\$1,960,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.5020%
Current tax rate:	12.5000%

How we calculate your annual taxes:

Billable assessed value:	\$882,000.00
times the current tax rate:	x 12.5000%
Annual property tax:	\$110,250.00

Activity for This Billing Period (Due January 1, 2025)

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.

	Activity Date	
Finance-Property Tax		\$54,635.63
Adopted Tax Rate	01/01/2025	\$-17.64
SCRIE Credit Applied	09/18/2024	\$-2,163.96
SCRIE Credit Applied	11/16/2024	\$-6,078.74
Rent Stabilization	# Apts	Fee Identifier
Rent Stabilization- Chg	35	11191000 \$700.00
Department of Finance Total		\$46,375.29

Department of Buildings charges

The New York City Department of Buildings (DOB) issues fees to property owners for boiler, elevator, illuminated sign, and public assembly permits. For more information about any charges listed below, contact DOB.

Bldg-Sidewalk Shed Reinspectio- Chg 1059944	\$225.00
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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 Department of Finance" as the payee. Your account number is your BBL number: 1020010058. Our address is PO Box 5536, Binghamton, NY 13902-5536.

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

November 16, 2024
West 135th Street 634 Realty LLC
634 W. 135th St.
1-02001-0058
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Department of Buildings charges, continued

Bldg-Sidewalk Shed Reinspectio- Chg 1059944 \$225.00

Department of Buildings Total \$450.00

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.

Health-Extermination- Chg \$62.50

Health-Extermination- Tax \$5.54

Health-Inspection- Chg \$57.00

Health-Inspection- Tax \$5.05

Department of Health and Mental Hygiene Total \$130.09

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
HPD-Inspection Fee (Non Hhw)- Fee	07/01/2025		\$200.00
HPD-Inspection Fee (Non Hhw)- Fee	07/01/2025		\$200.00
HPD-Inspection Fee (Non Hhw)- Fee	07/01/2025		\$200.00
HPD-Inspection Fee (Non Hhw)- Fee	07/01/2025		\$200.00

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 2, 2025. 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 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 HPD's 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.



Additional Messages for You:

One City Built to Last, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2024 by May 1, 2025, in accordance with NYC Benchmarking Law 84 of 2009 as amended. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/ll84-benchmarking-law.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/codes/ll33-energy-grading.page>

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. Local Law 97 compliance, as well as issuance of associated penalties, takes place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit <https://www.nyc.gov/site/buildings/codes/ll97-greenhouse-gas-emissions-reductions.page>

NYC Accelerator is a free resource that helps buildings reduce energy usage and emissions to comply with local laws 88 and 97. Starting January 1, 2025, buildings must comply with both laws. The program can help you identify building improvements, access financing, and connect with service providers. For more information, visit www.accelerator.nyc/help or call (212) 656-9202.

