

Owner name: FERDOS CAPITAL LLC
Property address: 474 W. 146TH ST.

Borough MANHATTAN (1)	Block 2060	Lot 60
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$30,731.85
Total amount due by January 2, 2024	\$30,731.85

Ways to pay:

Most common way to pay	Other ways to pay	
<div style="text-align: center;">  <p>Online</p> <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> </div>	<div style="text-align: center;">  <p>By Mail</p> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p> </div>	<div style="text-align: center;">  <p>In Person</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> </div>

PTS - LD - 1400.01 - C2 - 40 - 0 - 2 - 166555

Borough: 1 Block: 02060 Lot: 0060



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 01/02/24: \$30,731.85

Amount Enclosed:

#816895623111801#
FERDOS CAPITAL LLC
BUILDING EQUITY MGMT LLC
1261 BROADWAY RM. 812
NEW YORK NY 10001-3522

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

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)	\$30,731.85
AMOUNT DUE BY JANUARY 2, 2024	\$30,731.85

Your property details:

Estimated market value:	\$1,124,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%

How we calculate your annual taxes:

Billable assessed value:	\$505,800.00
times the current tax rate:	x 12.5020%
Annual property tax:	\$63,235.12

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.

	Activity Date	
Finance-Property Tax		\$30,433.16
Adopted Tax Rate	01/01/2024	\$1,188.60
SCRIE Credit Applied	10/18/2023	\$-21.75
Drie Credit Applied	11/10/2023	\$-518.13
SCRIE Credit Applied	11/10/2023	\$-616.20
Department of Finance Total		\$30,465.68

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: 1-2060-60. 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 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-Extermination- Chg	\$62.50
Health-Extermination- Tax	\$5.54
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	\$266.17
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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. For more details about your account, visit www.nyc.gov/nycproperty.

Refund Available	\$-5,967.88
Credit Applied	\$5,967.88

Total Overpayments/Credits Remaining	\$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.

