

Owner name: MEMADET REALTY CORP  
Property address: 640 W. 153RD ST.

Borough 1	Block 02099	Lot 0049
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### How much do I owe?

Outstanding charges	\$2,809.75
New charges	\$0.00
<b>Total amount due by April 1, 2025</b>	<b>\$2,809.75</b>

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

**Attention: You have past-due charges.**

### 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](http://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 - 160273

**Borough: 1 Block: 02099 Lot: 0049**

Write this in your check's memo line: BBL 1-02099-0049



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](http://www.nyc.gov/citypay)

**Amount Due 04/01/25: \$2,809.75**

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

**Amount Enclosed:**

#817756125021501#  
MEMADET REALTY CORP.  
5600A BROADWAY  
BRONX NY 10463-5500

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

5536 10209900490 0000280975 250401 3 2025 6



## Department of Finance

February 15, 2025  
Memadot Realty Corp  
640 W. 153rd St.  
1-02099-0049  
Page 2

Billing Summary	Amount
Total amount due by April 1, 2025, if you still have a mortgage	\$2,809.75
Total amount due by April 1, 2025, if you no longer have a mortgage	\$2,809.75
<b>AMOUNT DUE BY APRIL 1, 2025</b>	<b>\$2,809.75</b>

### Your property details:

Estimated market value: \$4,198,000  
Tax class: 2 - Residential More Than 10 Units

### How we calculate your annual taxes:

Billable assessed value: \$1,824,570.00  
*times* the current tax rate: x 12.5000%  
**Annual property tax: \$228,071.28**

### 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 Department of Finance" as the payee. Your account number is your BBL number: 1020990049. 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.

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

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

### 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 [www.nyc.gov/LL84](http://www.nyc.gov/LL84).

**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 as amended. For more information, visit [www.nyc.gov/LL33](http://www.nyc.gov/LL33).

**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 as amended. For more information, visit [www.nyc.gov/LL87](http://www.nyc.gov/LL87).

**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. All buildings required to comply with Local Law 97 and Local Law 88 of 2009, as amended, must submit their reports by May 1, 2025, to avoid penalties. For more information, visit [www.nyc.gov/LL97](http://www.nyc.gov/LL97). Is your building prepared? Contact NYC Accelerator for compliance support, financing options, and connections to vetted service providers. For more details, visit [www.accelerator.nyc/help](http://www.accelerator.nyc/help) or call (212) 656-9202.

**Reminder:** The building sustainability laws noted here take 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 [www.nyc.gov/site/buildings/codes/sustainability.page](http://www.nyc.gov/site/buildings/codes/sustainability.page).

