



# Property Tax Bill

## Quarterly Statement

Activity through November 18, 2023

**Owner name:** FORDWASH PARTNERS LLC  
HEIGHTS PARTNERS LLC  
**Property address:** 476 W. 165TH ST.  
**Borough, block & lot:** MANHATTAN (1), 02111, 0010

**Mailing address:**  
HEIGHTS PARTNERS LLC  
C/O HERITAGE REALTY LLC  
619 W. 54TH ST. FL. 10A  
NEW YORK NY 10019-3585

Outstanding Charges	\$28,735.36
New Charges	\$67,060.85
<b>Amount Due</b>	<b>\$95,796.21</b>

*Please pay by January 2, 2024*

**Department of Environmental Protection records indicate that you have not paid your water bill.**  
Please call (718) 595-7890 immediately to pay or set up a payment arrangement.



Citypay Payments - Property Taxes  
Pay as a Guest  
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes  
User ID and Password Required  
Pay by Wire or eCheck

**PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON**

**Borough: 1    Block: 02111    Lot: 0010**

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**



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

**Amount Due: \$95,796.21**

*If you have a mortgage, see the Account Overview on page 2.*

**Amount Enclosed:**

#817109423111801#  
HEIGHTS PARTNERS LLC  
C/O HERITAGE REALTY LLC  
619 W. 54TH ST. FL. 10A  
NEW YORK NY 10019-3585

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

8171094231118 01 1021110010 0000009579621 0000002981536 240102312024000 8

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$29,815.36
Total amount due by January 2, 2024 if you no longer have a mortgage	\$95,796.21

Previous Charges	Amount
Total previous charges including interest and payments	\$28,735.36

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$63,796.38
Adopted Tax Rate			\$2,444.32
SCRIE Credit Applied	11/10/2023		\$-259.85
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	54	01/01/2024 12714700	\$1,080.00
<b>Total current charges</b>			<b>\$67,060.85</b>

**How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024**

	Overall
Tax class 2 - Residential More Than 10 Units	<b>Tax Rate</b>
Original tax rate billed	12.2670%
New Tax rate	12.5020%
<b>Estimated Market Value</b>	<b>\$2,328,000</b>

		Taxes
<b>Billable Assessed Value</b>	<b>\$1,040,130</b>	
<b>Taxable Value</b>	\$1,040,130 x 12.5020%	
<b>Tax Before Abatements and STAR</b>	\$130,037.08	<b>\$130,037.08</b>
<b>Annual property tax</b>		<b>\$130,037.08</b>
<b>Original property tax billed in June 2023</b>		<b>\$127,592.76</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$2,444.32</b>

**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 borough-block-lot number: 1-2111-10. 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.

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.

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

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.

**Climate Mobilization Act, Compliance Notification**

**Benchmarking Energy and Water Use:** This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/benchmarking.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/property-or-business-owner/energy-grades.page>.

**Greenhouse Gas Emission Reductions:** This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions).

**NYC Accelerator** is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit [www.accelerator.nyc/help](http://www.accelerator.nyc/help) or call (212) 656-9202.

