

## 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

Amount Due \$95,796.21

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.

PTS - LD 1400.01 - C2 40 - 1 - 2

168644



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



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.

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

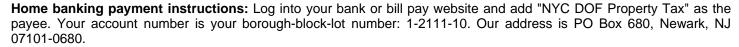
Make checks payable & mail payment to: NYC Department of Finance PO Box 680 Newark NJ 07101-0680





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Account Overview				Amount
Total amount due by January 2, 2024 if you sti	\$29,815.36			
Total amount due by January 2, 2024 if you no	\$95,796.21			
Previous Charges	Amount			
Total previous charges including interest a	\$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
Rent Stabilization	# Apts		RS fee identifiers	
Rent Stabilization- Chg	54	01/01/2024	12714700	\$1,080.00
Total current charges				\$67,060.85
How We Calculated Your Property Tax For	July 1, 2023 Th	rough June	30, 2024	
Tax class 2 - Residential More Than 10 Units	Units Tax Rate			
Original tax rate billed		12.2670		
New Tax rate	Tax rate 12.5020%		9%	
Estimated Market Value \$2,328,000				
				Taxes
Billable Assessed Value \$1,040,130 Faxable Value \$1,040,130 x 12.5020%				
Taxable Value				
Tax Before Abatements and STAR	\$130,037.08			\$130,037.08
Annual property tax				\$130,037.08
Original property tax billed in June 2023	\$127,592.76			
<b>Change In Property Tax Bill Based On New</b>	\$2,444.32			



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 <a href="https://www.nyc.gov/taxbill">www.nyc.gov/taxbill</a> 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.



## **Statement Details**



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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.

## **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 <a href="https://www.nyc.gov/site/buildings/codes/benchmarking.page">https://www.nyc.gov/site/buildings/codes/benchmarking.page</a>.

**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 <a href="https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page">https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page</a>.

**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 <a href="https://www.nyc.gov/dobghgemissions">www.nyc.gov/dobghgemissions</a>.

**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 <a href="https://www.accelerator.nyc/help">www.accelerator.nyc/help</a> or call (212) 656-9202.

