



Property Tax Bill Quarterly Statement

Activity through August 28, 2021

Owner name: QC GERARD LLC
Property address: 1098 GERARD AVE.
Borough, block & lot: BRONX (2), 02478, 0018

Mailing address:
C/O. TACONIC INVESTMENT PARTNE
QC GERARD LLC
111 8TH AVE. STE 1500
NEW YORK NY 10011-5215

Outstanding Charges	\$0.00
New Charges	\$0.00
Amount Due	\$0.00

PTS - ZD
1400.01
40 - 0 - 2
4647



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-02478-0018

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by October 1, 2021
If you want to pay everything you owe by October 1, 2021 please pay

\$0.00
\$64,582.86

Amount enclosed:

#840475621082801#

C/O. TACONIC INVESTMENT PARTNE
QC GERARD LLC
111 8TH AVE. STE 1500
NEW YORK NY 10011-5215

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

8404756210828 01 2024780018 00000000000000 0000006458286 211001112022000 7

Previous Charges			Amount
Total previous charges including interest and payments			\$0.00
Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$63,708.06
SCRIE Credit Applied	07/18/2021		\$-1,789.41
HPD-Emergency Repair- Chg		01/01/2022	\$275.00
HPD-Emergency Repair- Tax		01/01/2022	\$161.91
HPD-Emergency Repair- Chg		01/01/2022	\$275.00
HPD-Emergency Repair- Tax		01/01/2022	\$161.91
HPD-Emergency Repair- Chg		01/01/2022	\$15.98
HPD-Emergency Repair- Tax		01/01/2022	\$9.41
HPD-Emergency Repair- Chg		01/01/2022	\$240.00
HPD-Emergency Repair- Tax		01/01/2022	\$141.30
HPD-Emergency Repair- Chg		01/01/2022	\$78.03
HPD-Emergency Repair- Tax		01/01/2022	\$45.95
HPD-Emergency Repair- Chg		04/01/2022	\$25.00
HPD-Emergency Repair- Fee		04/01/2022	\$12.50
HPD-Emergency Repair- Tax		04/01/2022	\$2.22
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	61	01/01/2022 20074200	\$1,220.00
Total tax year charges remaining			\$64,582.86
If you want to pay everything you owe by October 1, 2021 please pay			\$64,582.86

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 2-02478-0018 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

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.



Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$2,603,000	12.2670%	
Billable Assessed Value	\$1,038,690	Taxes
Taxable Value	\$1,038,690 x 12.2670%	
Tax Before Abatements and STAR	\$127,416.12	\$127,416.12
Annual property tax		\$127,416.12

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Please call 311 to speak to a representative to make a property tax payment by telephone.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

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.



One City Built to Last, Compliance Notification

Energy Efficiency Scores and Grades - Local Law 33/18

If you receive an energy efficiency grade from the NYC Dept. of Buildings, you are required to print and post your energy efficiency grade label obtained from the DOB NOW portal near each public entrance to the building.

For information on Local Law 33, please visit www.nyc.gov/energyrating.

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call 212-566-5584.

Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)

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 in 2025. **Are you ready?**

Start working with a Registered Design Professional and/or an Energy Efficiency Consultant NOW.
Make the energy efficiency improvements you've been thinking about, starting with deferred maintenance.
Reach out to the NYC Accelerator for free assistance with your energy efficiency planning:
www.nyc.gov/accelerator.
Send your questions about LL97 to DOB at GHGEmissions@buildings.nyc.gov.

NYC Accelerator

The NYC Accelerator program provides free, personalized guidance to help you comply with NYC local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change.

For more information, please visit www.nyc.gov/accelerator or contact us at 212-656-9202.

