



# Property Tax Bill Quarterly Statement

Activity through June 3, 2023

**Owner name:** HAZY REALTY HOUSING DEVELOPMENT FUND  
COMPANY, INC.

**Property address:** 620 TRINITY AVE.

**Borough, block & lot:** BRONX (2), 02623, 0180

**Mailing address:**

HAZY REALTY HOUSING DEVELOPMENT FUND COM  
C/O LANGSAM PROPERTY SERVICES  
1601 BRONXDALE AVE. STE 201  
BRONX NY 10462-3364

Outstanding Charges \$0.00

New Charges \$1,568.66

**Amount Due \$1,568.66**

*Please pay by July 3, 2023*



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

PTS - ZD  
1400.01 - C  
40 - 1 - 2  
7291

**Borough: 2 Block: 02623 Lot: 0180**

**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: \$1,568.66**

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

**Amount Enclosed:**

#840744623060301#

HAZY REALTY HOUSING DEVELOPMENT FUND COMPANY, IN  
C/O LANGSAM PROPERTY SERVICES  
1601 BRONXDALE AVE. STE 201  
BRONX NY 10462-3364

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

8407446230603 01 2026230180 0000000156866 00000000000000 230703312024000 9

Account Overview	Amount
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Total amount due by July 3, 2023 if you still have a mortgage	\$0.00
Total amount due by July 3, 2023 if you no longer have a mortgage	\$1,568.66
If you no longer have a mortgage and want to pay everything, please pay	\$6,086.88

Previous Charges	Amount
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Total previous charges including interest and payments	\$0.00
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Current Charges	Activity Date	Due Date	Amount
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Shelter Rent		07/01/2023	\$4,563.86
Payment	06/03/2023	Northfield Bank	\$-2,995.20
HPD-Property Registration- Fee		07/01/2023	\$13.00
Payment	06/02/2023		\$-13.00
<b>Total current charges</b>			<b>\$1,568.66</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
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Shelter Rent		01/01/2024	\$4,563.86
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	103	01/01/2024	\$2,060.00
Payment	06/02/2023	20758500	\$-2,060.00
<b>Total tax year charges remaining</b>			<b>\$4,563.86</b>

If you pay everything you owe by July 3, 2023, you would save: \$45.64

Overpayments/Credits	Activity Date	Due Date	Amount
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Refund Available		07/01/2017	\$-5,068.20
Credit Applied	06/02/2023		\$5,068.20
Refund Available		05/22/2023	\$-1,399.20
Credit Balance		07/01/2017	\$-2,995.20

**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: 2-2623-180. Our address is P. O. 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	06/03/2023		\$2,995.20
		<i>Total credit applied</i>	\$8,063.40
<b>Total overpayments/credits remaining on account</b>			<b>\$1,399.20</b>

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 more information, visit [nyc.gov/propertytaxrefund](https://nyc.gov/propertytaxrefund).

#### Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units

Shelter rent tax \$9,128

Current tax rate

12.2670%

**Tax Before Exemptions and Abatements**

**Annual property tax**

**Taxes**

**\$9,127.72**

**\$9,127.72**

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

#### One City Built to Last, Compliance Notification

**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 reports due in 2025. For more information, visit [www.nyc.gov/dobghgemissions](https://www.nyc.gov/dobghgemissions).

**NYC Accelerator:** The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. For more information, please visit [www.nyc.gov/accelerator](https://www.nyc.gov/accelerator) or contact us at (212) 656-9202.

