Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: 101 REALTY
Property address: 101 E. 179TH ST.
Borough, block & lot: BRONX (2), 02807, 0035

Mailing address:
101 REALTY
P.O. BOX 190386
BROOKLYN NY 11219-0386

Outstanding Charges	$0.00
New Charges	$43,239.34
Amount Due	**$43,239.34**

Please pay by January 4, 2021

PTS - LD
1400.01
40 - 1 - 2
12752

Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-02807-0035

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 if you still have a mortgage	$1,191.78
Total amount due by January 4, 2021 if you no longer have a mortgage	$43,239.34

Amount enclosed:

#841312720112101#

101 REALTY
P.O. BOX 190386
BROOKLYN NY 11219-0386

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

841312720112101 01 2028070035 0000004323934 0000000119178 2101043120210000 9

Previous Charges	Amount
Total previous charges including interest and payments	**$0.00**

Current Charges	Activity Date	Due Date		Amount
Finance-Property Tax		01/01/2021		$47,653.10
Adopted Tax Rate				$-1,574.04
SCRIE Credit Applied	09/18/2020			$-1,905.22
SCRIE Credit Applied	11/13/2020			$-2,126.28
HPD-Emergency Repair- Chg		01/01/2021		$20.00
HPD-Emergency Repair- Tax		01/01/2021		$11.78
HPD-Inspection Fee (Non Hhw)- Fee		01/01/2021		$200.00
Rent Stabilization	**# Apts**		**RS fee identifiers**	
Rent Stabilization Fee- Chg	48	01/01/2021	20809400	$960.00
Total current charges				**$43,239.34**

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		05/14/2020	$-1,215.72
Total overpayments/credits remaining on account			**$1,215.72**

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

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: 2-02807-0035 . 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.

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

	Overall	
Tax class 2 - Residential More Than 10 Units	**Tax Rate**	
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
Estimated Market Value $1,877,000		
		Taxes
Billable Assessed Value	**$764,100**	
Taxable Value	$764,100 x 12.2670%	
Tax Before Abatements and STAR	$93,732.16	**$93,732.16**
Annual property tax		**$93,732.16**
Original property tax billed in June 2020		**$95,306.20**
Change In Property Tax Bill Based On New Tax Rate		**$-1,574.04**

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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 1, 2021**. 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.

One City Built to Last, Compliance Notification

Local Law 133/16 – Benchmarking Energy and Water Use

This property may be required to benchmark its energy and water consumption for calendar year 2020 by May 1, 2021, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

Local Law 33/18 – Disclosure of Energy Efficiency Scores and Grades

If you have received an energy efficiency grade from the NYC Dept. of Buildings, you are required to post your energy efficiency grade near each public entrance to the building.

For information on Local Law 33, please visit https://www1.nyc.gov/site/buildings/business/benchmarking.page

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

Local Law 87/09 – Energy Audits and Retro-Commissioning

This property may also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number “0”, you will need to comply by December 31, 2020. If your property is on a tax block that ends in the number “1”, you will need to comply by December 31, 2021. If your property is on a tax block that ends in the number “3”, you will need to comply by December 31, 2023.To find your tax block, visit www.nyc.gov/BBL.

For a detailed explanation of the requirements, please visit

https://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page

For free assistance and answers to your questions regarding the local law 87/09, please e-mail the NYC Sustainability Help Center at LL87@NYCsustainability.org or call 212-566-5584.

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

Certain buildings may be eligible to apply for an adjustment to the applicable annual building emissions limit for calendar years 2024-2029.

Buildings with excessive emissions attributable to a special circumstance may be eligible to apply for an adjustment (see Administrative Code Section 28-320.8). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by June 30, 2021.

Not-for-profit hospitals and healthcare facilities may be eligible to apply for an adjustment (see Administrative Code Section 28-320.9). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by July 21, 2021.

For more information, frequently asked questions, and a filing guide for adjustment applications, visit www.nyc.gov/DOBGHGemissions or submit an inquiry at www.nyc.gov/dobhelp.

NYC Accelerator

The NYC Accelerator program offers free technical advisory services to help you comply with NYC local laws and improve your buildings energy and emissions performance.

