

Owner name: 1475 PALACE TOO LLC D  
Property address: 1475 SHERIDAN AVE.

Borough 2	Block 02832	Lot 0050
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$1,633.53
<b>Total amount due by July 1, 2025</b>	<b>\$1,633.53</b>
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	

**Ways to pay:**

**Most common way to pay**



**Online**

Go to [www.nyc.gov/citypay](http://www.nyc.gov/citypay) or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.



*No fees when you pay from your checking account (e-check) or electronic wire transfer.*

**Other ways to pay**



**By Mail**

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.



**In Person**

Visit a DOF business center with a copy of this bill. See [www.nyc.gov/visitdof](http://www.nyc.gov/visitdof) for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

1400.01 - LD - 40 - 2 - 1 - 2 - 13224

**Borough: 2 Block: 02832 Lot: 0050**  
Write this in your check's memo line: BBL 2-02832-0050

**Want faster payment processing and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)



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

**Amount Due 07/01/25: \$1,633.53**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#841356425060701#  
1475 PALACE TOO LLC D.  
C/O: FTERE  
111 BROOK ST.  
SCARSDALE NY 10583-5143

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 5536  
Binghamton NY 13902-5536



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Total amount due by July 1, 2025 (with and without mortgage), AMOUNT DUE BY JULY 1, 2025, and a summary row for the amount shown at the right including remaining property taxes.

Your property details:

Table with 2 columns: Property detail, Value. Rows include Estimated market value, Tax class (2 - Residential More Than 10 Units), Exemptions (J51 34Yr Prorated), Abatements and/or STAR (J51 Abatement).

How we calculate your annual taxes:

Table with 2 columns: Calculation step, Value. Rows include Billable assessed value, minus exemptions, times the current tax rate, minus abatements and/or STAR, and Annual property tax.

Activity for This Billing Period (Due July 1, 2025)

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

Table with 3 columns: Charge description, Activity Date, Amount. Rows include Finance-Property Tax, J51 Abatement, SCRIE Credit Applied, and Department of Finance Total (\$0.00).

Messages for You:

Visit 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.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC Department of Finance" as the payee. Your account number is your BBL number: 2028320050. Our address is PO Box 5536, Binghamton, NY 13902-5536.

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.



## Department of Housing Preservation and Development charges

For more information about New York City Department of Housing Preservation & Development charges, visit [www.nyc.gov/hpdcharges](http://www.nyc.gov/hpdcharges).

HPD-Emergency Repair- Chg	\$195.00
HPD-Emergency Repair- Fee	\$97.50
HPD-Emergency Repair- Tax	\$17.31
HPD-Emergency Repair- Chg	\$825.00
HPD-Emergency Repair- Fee	\$412.50
HPD-Emergency Repair- Tax	\$73.22
HPD-Property Registration- Fee	\$13.00

<b>Department of Housing Preservation and Development Total</b>	<b>\$1,633.53</b>
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## Overpayments/Credits

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 general information about overpayments and credits, visit [www.nyc.gov/propertytaxrefund](http://www.nyc.gov/propertytaxrefund). For more details about your account, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

Credit Balance	\$-18.91
<b>Total Overpayments/Credits Remaining</b>	<b>\$18.91</b>

## Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2026		\$59,962.76
J51 Abatement		06/07/2025	\$-39,349.66
Early Payment Discount	01/01/2026		\$-206.13
SCRIE Credit Applied		06/07/2025	\$-20,406.97
<b>Rent Stabilization</b>	<u># Apts</u>	<u>Due Date</u>	<u>Fee Identifier</u>
Rent Stabilization- Chg	100	01/01/2026	20514000
			\$2,000.00

## Additional Messages for You:

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.



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## Additional Messages for You:

### Compliance Notification

**Greenhouse Gas Emission Reductions:** This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. All buildings required to comply with Local Law 97 and Local Law 88 of 2009, as amended, must submit their reports by May 1, 2025, with a 60-day grace period through June 30, 2025. Buildings also have until June 30, 2025, to apply for an extension of the reporting deadline to August 29. For more information, visit [www.nyc.gov/LL97](http://www.nyc.gov/LL97).

Is your building prepared? Contact NYC Accelerator for compliance support, financing options, and connections to vetted service providers. For more details, visit [www.accelerator.nyc/ll97](http://www.accelerator.nyc/ll97) or call (212) 656-9202.

**Reminder:** The building sustainability laws noted here take place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit [www.nyc.gov/site/buildings/codes/sustainability.page](http://www.nyc.gov/site/buildings/codes/sustainability.page).

