

Owner name: CS REALTY ASSOCIATES LLC  
CS REALTY ASSOCIATES

Property address: 54 E. 170TH ST.

Borough 2	Block 02842	Lot 0018
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### How much do I owe?

Outstanding charges	\$0.00
New charges	\$157,320.53
<b>Total amount due by January 1, 2025</b>	<b>\$157,320.53</b>

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

## Ways to pay:

### Most common way to pay



#### Online

Go to **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 - 4 - 13298

**Borough: 2 Block: 02842 Lot: 0018**

Write this in your check's memo line: BBL 2-02842-0018



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

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

**Amount Due 01/01/25: \$157,320.53**

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

**Amount Enclosed:**

#841376424111601#  
CS REALTY ASSOCIATES LLC  
SUTTON MANAGEMENT CORP.  
291 BROADWAY FL. 19  
NEW YORK NY 10007-2691

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

5536 20284200180 0015732053 250101 3 2025 5

Billing Summary	Amount
Total amount due by January 1, 2025, if you still have a mortgage	\$62.05
Total amount due by January 1, 2025, if you no longer have a mortgage	\$157,320.53
<b>AMOUNT DUE BY JANUARY 1, 2025</b>	<b>\$157,320.53</b>

**Your property details:**

Estimated market value:	\$7,255,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.5920%
Current tax rate:	10.7620%

**How we calculate your annual taxes:**

Billable assessed value:	\$2,877,030.00
times the current tax rate:	x 10.7620%
<b>Annual property tax:</b>	<b>\$309,626.00</b>

## Activity for This Billing Period (Due January 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](http://www.nyc.gov/dofcustomerservice).

	<u>Activity Date</u>	
Finance-Property Tax		\$152,367.52
Adopted Tax Rate	01/01/2025	\$4,890.96
<b>Department of Finance Total</b>		<b>\$157,258.48</b>

### Department of Health and Mental Hygiene charges

The New York City Department of Health and Mental Hygiene (DOHMH) issues fees for cleaning and sanitation, extermination, inspection, and rodent stoppage and proofing. For more information about any charges listed below, contact DOHMH.

Health-Inspection- Chg	\$57.00
Health-Inspection- Tax	\$5.05
<b>Department of Health and Mental Hygiene Total</b>	<b>\$62.05</b>

### Messages for You:

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.

**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: 2028420018. 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.

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### **Additional Messages for You:**

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 2, 2025. 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](http://www.nyc.gov/rpie) for more information.

