

Owner name: 1715 NELSON AVE HOUSING DEVEL
CORP

Property address: 1713 NELSON AVENUE

Borough BRONX (2)	Block 2876	Lot 131
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How much do I owe?

Outstanding charges	\$20,188.25
New charges	\$9,567.27
Total amount due by January 2, 2024*	\$29,755.52

* To avoid interest, you must pay by January 16.

Attention: You have past-due charges.

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 for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

PTS - LD - 1400.01 - C4 - 40 - 0 - 2 - 14272

Borough: 2 Block: 02876 Lot: 0131



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

Amount Due 01/02/24: \$29,755.52

Amount Enclosed:

#841463523111801#

1715 NELSON AVE. HOUSING DEVEL CORP.
1715 NELSON AVE. APT. 1H
BRONX NY 10453-7059

Make checks payable & mail payment to:

NYC Department of Finance
PO Box 680
Newark NJ 07101-0680

8414635231118 01 2028760131 0000002975552 0000003925050 240102112024000 8

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$20,188.25
New charges (Sum of new property taxes and other charges-see below for details)	\$9,567.27
AMOUNT DUE BY JANUARY 2, 2024	\$29,755.52
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$31.17 that you would receive if you pay by January 16, 2024.	\$39,250.50

Your property details:

Estimated market value:	\$2,915,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%
Exemptions:	
J-51 Alteration	\$204,750.00
Div of Alt Mgmt Prog	\$709,734.00
Abatements and/or STAR:	
J51 Abatement	\$13,930.68

How we calculate your annual taxes:

Billable assessed value:	\$1,311,750.00
minus exemptions:	– \$914,484.00
times the current tax rate:	x 12.5020%
minus abatements and/or STAR:	– \$13,930.68
Annual property tax:	\$35,735.52

Activity for This Billing Period

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.

	<u>Activity Date</u>	
Finance-Property Tax		\$8,700.49
Adopted Tax Rate	01/01/2024	\$466.78

Messages for You:

Department of Environmental Protection records indicate that you have not paid your water bill.
Please call (718) 595-7890 immediately to pay or set up a payment arrangement.

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 DOF Property Tax" as the payee. Your account number is your BBL number: 2-2876-131. Our address is PO 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.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.



Department of Finance

Department of Finance charges, continued

Department of Finance Total	\$9,167.27
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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.

HPD-Inspection Fee (Non Hhw)- Fee	\$200.00
HPD-Inspection Fee (Non Hhw)- Fee	\$200.00

Department of Housing Preservation and Development Total	\$400.00
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Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	04/01/2024		\$8,700.49
Adopted Tax Rate		01/01/2024	\$466.78
HPD-Emergency Repair- Chg	04/01/2024		\$100.00
HPD-Emergency Repair- Fee	04/01/2024		\$50.00
HPD-Emergency Repair- Tax	04/01/2024		\$8.88
HPD-Inspection Fee (Non Hhw)- Fee	04/01/2024		\$200.00

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 3, 2024. 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.

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.



Additional Messages for You:

Climate Mobilization Act, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/benchmarking.page>.

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>.

Energy Audits and Retro-Commissioning: This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. For more information, visit <https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.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 report due on May 1, 2025. For more information, visit www.nyc.gov/dobghgemissions.

NYC Accelerator is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit www.accelerator.nyc/help or call (212) 656-9202.

