



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** PALM TREE REALTY CORP  
**Property address:** 1021 BOONE AVENUE  
**Borough, block & lot:** BRONX (2), 03013, 0001

**Mailing address:**  
PALM TREE REALTY CORP.  
400 BARRETTO ST.  
BRONX NY 10474-6719

Outstanding Charges	\$88,899.48
New Charges	\$136,607.74
<b>Amount Due</b>	<b>\$225,507.22</b>

*Please pay by January 4, 2021*

PTS - LD  
1400.01  
40 - 0 - 4  
17837



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-03013-0001

**Pay Today The Easy Way**  
[nyc.gov/payonline](https://nyc.gov/payonline)

**Total amount due by January 4, 2021**

**\$225,507.22**

**Amount enclosed:**

#841845520112101#

PALM TREE REALTY CORP.  
400 BARRETTO ST.  
BRONX NY 10474-6719

**Make checks payable & mail payment to:**  
NYC Department of Finance  
59 Maiden Lane - Agreement Section, 19th Floor  
New York NY 10038-4502

8418455201121 01 2030130001 0000013660774 0000008889948 210104172021000 1

**You Have A Payment Agreement**

Agreement Number	Agreement Date	Original Amount Due	Remaining Amount Due	Semi-Ann Payment Amount
0000000109090	09/02/2020	\$788,082.50	\$824,651.99	\$88,899.48

Installment payments due are \$88,899.48 of total amount due by January 4, 2021

**Payment Agreement** **Amount**

**Total payment agreement installment due** **\$88,899.48**

**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	\$132,557.58
Adopted Tax Rate			\$3,950.16
Bldg-Elevator- Chg 2101786		01/01/2021	\$100.00
<b>Total current charges</b>			<b>\$136,607.74</b>

**Payment Agreement Charges You Can Pre-pay** **Amount**

**Total payment agreement charges you can pre-pay** **\$735,752.51**



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

Tax class 4 - Commercial Or Industrial	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	10.5370%	
<b>Estimated Market Value</b>	10.6940%	
	<b>\$6,057,000</b>	
<b>Billable Assessed Value</b>	<b>\$2,516,040</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$2,516,040 x 10.6940%	
<b>Tax Before Abatements and STAR</b>	\$269,065.32	<b>\$269,065.32</b>
<b>Annual property tax</b>		<b>\$269,065.32</b>
<b>Original property tax billed in June 2020</b>		<b>\$265,115.16</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$3,950.16</b>

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](http://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](http://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](http://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 [www.nyc.gov/energyrating](http://www.nyc.gov/energyrating).

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto: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](http://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 Local Law 87 of 2009, please email the NYC Sustainability Help Center at [LL87@NYCsustainability.org](mailto: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](http://www.nyc.gov/dobghgemissions) or submit an inquiry at [www.nyc.gov/dobhelp](http://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.

