Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: PE-GI GJO REALTY,
Property address: 2640 DAVIDSON AVE.
Borough, block & lot: BRONX (2), 03202, 0021

Mailing address:
MNS MANAGEMENT GROUP INC.
PE-GI GJO REALTY,
2155 PAULDING AVE. STE E.
BRONX NY 10462-2151

Outstanding Charges	$109.50
New Charges	$25,257.87
Amount Due	**$25,367.37**

Please pay by January 4, 2021

PTS - LD
1400.01
40 - 1 - 2
22617

Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-03202-0021

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 if you still have a mortgage	$2,354.99
Total amount due by January 4, 2021 if you no longer have a mortgage	$25,367.37

Amount enclosed:

#842340420112101#

MNS MANAGEMENT GROUP INC.
PE-GI GJO REALTY,
2155 PAULDING AVE. STE E.
BRONX NY 10462-2151

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

842340420112101 01 2032020021 0000002536737 0000000235499 2101043120210000 1

Previous Charges	Amount
Total previous charges including interest and payments	**$109.50**

Current Charges	Activity Date	Due Date		Amount
Finance-Property Tax		01/01/2021		$0.00
Finance-Property Tax		01/01/2021		$23,798.50
Adopted Tax Rate				$-786.12
HPD-Emergency Repair- Chg		01/01/2021		$481.82
HPD-Emergency Repair- Tax		01/01/2021		$283.67
Rent Stabilization	**# Apts**		**RS fee identifiers**	
Rent Stabilization Fee- Chg	0	01/01/2021		$740.00
Rent Stabilization Fee- Chg	37	01/01/2021	20197300	$740.00
Total current charges				**$25,257.87**

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

	Overall Tax Rate	Taxes
Tax class 2 - Residential More Than 10 Units		
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
Estimated Market Value $900,000		
Billable Assessed Value	**$381,600**	
Taxable Value	$381,600 x 12.2670%	
Tax Before Abatements and STAR	$46,810.88	**$46,810.88**
Annual property tax		**$46,810.88**
Original property tax billed in June 2020		**$47,597.00**
Change In Property Tax Bill Based On New Tax Rate		**$-786.12**

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.

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: 2-03202-0021 . 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.

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.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.



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.

