



# Property Tax Bill Quarterly Statement

Activity through November 18, 2023

**Owner name:** HARRISON HILLS 55 LLC  
**Property address:** 2055 HARRISON AVE.  
**Borough, block & lot:** BRONX (2), 03210, 0059

**Mailing address:**  
HARRISON HILLS 55 LLC  
EVAN ROBERTS  
36 W. 37TH ST.  
NEW YORK NY 10018-7497

Outstanding Charges	\$49,985.21
New Charges	\$23,674.78
<b>Amount Due</b>	<b>\$73,659.99</b>

*Please pay by January 2, 2024*



Citypay Payments - Property Taxes  
Pay as a Guest  
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes  
User ID and Password Required  
Pay by Wire or eCheck

PTS - LD  
1400.01 - C2  
40 - 1 - 2  
23007

**PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON**

**Borough: 2   Block: 03210   Lot: 0059**

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



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

**Amount Due: \$73,659.99**

*If you have a mortgage, see the Account Overview on page 2.*

**Amount Enclosed:**

#842367523111801#  
HARRISON HILLS 55 LLC  
EVAN ROBERTS  
36 W. 37TH ST.  
NEW YORK NY 10018-7497

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 680  
Newark NJ 07101-0680

8423675231118 01 2032100059 0000007365999 0000005514683 240102312024000 8

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$54,590.77
Total amount due by January 2, 2024 if you no longer have a mortgage	\$73,659.99
Amount you may pay by January 2, 2024 if you choose to pay early	\$55,146.83
If you no longer have a mortgage and want to pay everything, please pay	\$74,216.05

Previous Charges	Amount
Total previous charges including interest and payments	\$49,985.21

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$18,365.54
Adopted Tax Rate			\$703.68
HPD-Emergency Repair- Chg		01/01/2024	\$16.95
HPD-Emergency Repair- Tax		01/01/2024	\$9.98
HPD-Emergency Repair- Chg		01/01/2024	\$1,600.00
HPD-Emergency Repair- Tax		01/01/2024	\$942.00
HPD-Emergency Repair- Chg		01/01/2024	\$300.00
HPD-Emergency Repair- Tax		01/01/2024	\$176.63
HPD-Heat & Hot Water Inspectio- Fee		01/01/2024	\$200.00
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	68	01/01/2024 20462500	\$1,360.00
<b>Total current charges</b>			<b>\$23,674.78</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
HPD-Emergency Repair- Chg		04/01/2024	\$295.00
HPD-Emergency Repair- Fee		04/01/2024	\$147.50
HPD-Emergency Repair- Tax		04/01/2024	\$26.18
HPD-Emergency Repair- Chg		04/01/2024	\$55.00
HPD-Emergency Repair- Fee		04/01/2024	\$27.50
HPD-Emergency Repair- Tax		04/01/2024	\$4.88
<b>Total tax year charges remaining</b>			<b>\$556.06</b>

**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 borough-block-lot number: 2-3210-59. 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.

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.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](http://nyc.gov/dofpaymentplans).

**How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.2670%	
<b>Estimated Market Value</b>	12.5020%	
	<b>\$2,141,000</b>	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$1,056,870</b>	
J-51 Alteration	-757,440.00	
<b>Taxable Value</b>	\$299,430 x 12.5020%	
<b>Tax Before Abatements and STAR</b>	\$37,434.76	<b>\$37,434.76</b>
<b>Annual property tax</b>		<b>\$37,434.76</b>
<b>Original property tax billed in June 2023</b>		<b>\$36,731.08</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$703.68</b>

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](http://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](mailto:hpderp@hpd.nyc.gov).



**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](http://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](http://www.accelerator.nyc/help) or call (212) 656-9202.

