



Property Tax Bill
Quarterly Statement
 Activity through November 20, 2021

Owner name: MMIKP BRONX REALTY LL
Property address: 2277 ANDREWS AVENUE NORTH
Borough, block & lot: BRONX (2), 03225, 0027

Mailing address:
 SHARP MANAGEMENT
 MMIKP BRONX REALTY LL
 2365 NOSTRAND AVE. 2ND FL.
 BROOKLYN NY 11210

Outstanding Charges	\$0.00
New Charges	\$58,278.57
Amount Due	\$58,278.57

Please pay by January 3, 2022

PTS - LD
 1400.01
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 23358



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-03225-0027

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 3, 2022 if you still have a mortgage	\$2,077.64
Total amount due by January 3, 2022 if you no longer have a mortgage	\$58,278.57
Amount you may pay by January 3, 2022 if you choose to pay early	\$2,575.54
If you no longer have a mortgage and want to pay everything, please pay	\$58,776.47

Amount enclosed:

#842410421112001#

SHARP MANAGEMENT
 MMIKP BRONX REALTY LL
 2365 NOSTRAND AVE. 2ND FL.
 BROOKLYN NY 11210

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

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$57,352.70
Credit Adjustment	01/01/2022		\$-305.44
SCRIE Credit Applied	11/10/2021		\$-846.33
HPD-Emergency Repair- Chg		01/01/2022	\$295.00
HPD-Emergency Repair- Tax		01/01/2022	\$173.68
HPD-Emergency Repair- Chg		01/01/2022	\$270.00
HPD-Emergency Repair- Tax		01/01/2022	\$158.96
HPD-Inspection Fee (Non Hhw)- Fee		01/01/2022	\$200.00
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	49	01/01/2022 20388200	\$980.00
Total current charges			\$58,278.57

Tax Year Charges Remaining	Activity Date	Due Date	Amount
HPD-Emergency Repair- Chg		04/01/2022	\$37.50
HPD-Emergency Repair- Tax		04/01/2022	\$22.08
HPD-Emergency Repair- Chg		04/01/2022	\$50.00
HPD-Emergency Repair- Fee		04/01/2022	\$25.00
HPD-Emergency Repair- Tax		04/01/2022	\$4.44
HPD-Emergency Repair- Chg		04/01/2022	\$100.00
HPD-Emergency Repair- Fee		04/01/2022	\$50.00
HPD-Emergency Repair- Tax		04/01/2022	\$8.88
HPD-Inspection Fee (Non Hhw)- Fee		04/01/2022	\$200.00
Total tax year charges remaining			\$497.90

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: 2-03225-0027 . 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.



How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

	Overall	
	Tax Rate	
Tax class 2 - Residential More Than 10 Units	12.2670%	
Original tax rate billed	12.2350%	
New Tax rate		
Estimated Market Value		\$2,121,000
Billable Assessed Value	\$954,450	Taxes
Taxable Value	\$954,450 x 12.2350%	
Tax Before Abatements and STAR	\$116,776.96	\$116,776.96
J51 Abatement		\$-2,377.00
Annual property tax		\$114,399.96
Original property tax billed in June 2021		\$114,705.40
Change In Property Tax Bill Based On New Tax Rate		\$-305.44

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Please call 311 to speak to a representative to make a property tax payment by telephone.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

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, 2022. 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.



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 2021 by May 1, 2022, 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 your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings in the form of a Building Energy Efficiency Rating label which will be made available in the covered buildings DOB NOW Public Portal property profiles on October 1 each year. All grades, except “N,” must be printed from the DOB NOW Public Portal and displayed in a conspicuous location near each public entrance within 30 days after October 1 each year.

For information on Local Law 33, please visit www.nyc.gov/benchmarking.

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 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 “1,” you will need to file your Energy Efficiency Report by December 31, 2021. If your property is on a tax block that ends in the number “2,” you will need to file your Energy Efficiency Report between January 1 and December 31, 2022. If your property is on a tax block that ends in the number “3,” you will need to file your Energy Efficiency Report between January 1 and December 31, 2023. If your property is on a tax block that ends in the number “4,” you will need to file your Energy Efficiency Report between January 1 and December 31, 2024. 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/codes/energy-audits-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 or call (212) 566-5584.

Compliance Notification – Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)

Beginning on January 1, 2024, covered buildings will be required to meet annual emissions limits.

For more information and frequently asked questions, visit www.nyc.gov/dobghgemissions or submit a question to ghgemissions@buildings.nyc.gov.

NYC Accelerator

The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change.

For more information, please visit www.nyc.gov/accelerator or contact us at (212) 656-9202.

