



# Property Tax Bill Quarterly Statement

Activity through June 3, 2023

**Owner name:** MGSA I LLC  
**Property address:** 160 W. KINGSBRIDGE RD.  
**Borough, block & lot:** BRONX (2), 03237, 0097

**Mailing address:**  
MGSA I. LLC  
SHARP MANAGEMENT  
2365 NOSTRAND AVE. 2ND FL.  
BROOKLYN NY 11210

Outstanding Charges	\$0.00
New Charges	\$51,842.83
<b>Amount Due</b>	<b>\$51,842.83</b>

*Please pay by July 3, 2023*



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 - C  
40 - 1 - 2  
23789

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

**Borough: 2    Block: 03237    Lot: 0097**

**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: \$51,842.83**

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

**Amount Enclosed:**

#842438123060301#  
MGSA I. LLC  
SHARP MANAGEMENT  
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

8424381230603 01 2032370097 0000005184283 0000001010959 230703312024000 3

Account Overview	Amount
Total amount due by July 3, 2023 if you still have a mortgage	\$304.21
Total amount due by July 3, 2023 if you no longer have a mortgage	\$51,842.83
Amount you may pay by July 3, 2023 if you choose to pay early	\$10,109.59
If you no longer have a mortgage and want to pay everything, please pay	\$113,346.62

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2023	\$52,220.62
Drie Credit Applied	06/03/2023		\$-682.00
Health-Extermination- Tax		07/01/2023	\$5.54
Health-Extermination- Chg		07/01/2023	\$62.50
Health-Extermination- Tax		07/01/2023	\$5.54
Health-Extermination- Chg		07/01/2023	\$62.50
Health-Inspection- Tax		07/01/2023	\$7.58
Health-Inspection- Chg		07/01/2023	\$85.50
Health-Inspection- Tax		07/01/2023	\$5.05
Health-Inspection- Chg		07/01/2023	\$57.00
HPD-Property Registration- Fee		07/01/2023	\$13.00
<b>Total current charges</b>			<b>\$51,842.83</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$52,220.62
HPD-Emergency Repair- Chg		01/01/2024	\$5,307.00
HPD-Emergency Repair- Fee		01/01/2024	\$2,653.50
HPD-Emergency Repair- Tax		01/01/2024	\$471.00
HPD-Emergency Repair- Chg		01/01/2024	\$295.00
HPD-Emergency Repair- Fee		01/01/2024	\$147.50
HPD-Emergency Repair- Tax		01/01/2024	\$26.18
HPD-Emergency Repair- Chg		01/01/2024	\$15.98
HPD-Emergency Repair- Fee		01/01/2024	\$7.99

**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: 2-3237-97. Our address is P. O. 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.



Tax Year Charges Remaining	Activity Date	Due Date	Amount
HPD-Emergency Repair- Tax		01/01/2024	\$1.42
HPD-Emergency Repair- Chg		01/01/2024	\$32.00
HPD-Emergency Repair- Fee		01/01/2024	\$16.00
HPD-Emergency Repair- Tax		01/01/2024	\$2.84
HPD-Emergency Repair- Chg		01/01/2024	\$56.00
HPD-Emergency Repair- Fee		01/01/2024	\$28.00
HPD-Emergency Repair- Tax		01/01/2024	\$4.97
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	37	01/01/2024 20764100	\$740.00
<b>Total tax year charges remaining</b>			<b>\$62,026.00</b>
If you pay everything you owe by July 3, 2023, you would save:			\$522.21

#### Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
	12.2670%	
<b>Estimated Market Value</b>	<b>\$2,108,000</b>	
<b>Billable Assessed Value</b>	<b>\$851,400</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$851,400 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$104,441.24	<b>\$104,441.24</b>
<b>Annual property tax</b>		<b>\$104,441.24</b>

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

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).



**One City Built to Last, Compliance Notification**

**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>.

**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 reports due in 2025. For more information, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions).

**NYC Accelerator:** The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. For more information, please visit [www.nyc.gov/accelerator](http://www.nyc.gov/accelerator) or contact us at (212) 656-9202.

