



Property Tax Bill Quarterly Statement

Activity through June 4, 2022

Owner name: JW REALTY CORP
Property address: 117 W. 197TH ST.
Borough, block & lot: BRONX (2), 03250, 0102

Mailing address:
BHEEM RAMNARASE
JW REALTY CORP.
3150 ROCHAMBEAU AVE. FRNT A.
BRONX NY 10467-3855

Outstanding Charges	\$6,081.39
New Charges	\$159,339.88
Amount Due	\$165,421.27

Please pay by July 1, 2022



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
40 - 1 - 2
24166



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-03250-0102

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2022 if you still have a mortgage	\$1,483.11
Total amount due by July 1, 2022 if you no longer have a mortgage	\$165,421.27
Amount you may pay by July 1, 2022 if you choose to pay early	\$3,651.79
If you no longer have a mortgage and want to pay everything, please pay	\$324,677.70

Amount enclosed:

#842478322060401#

BHEEM RAMNARASE
JW REALTY CORP.
3150 ROCHAMBEAU AVE. FRNT A.
BRONX NY 10467-3855

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

8424783220604 01 2032500102 0000016542127 0000000365179 220701312023000 2

Previous Charges	Amount
Total previous charges including interest and payments	\$6,081.39

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2022	\$158,674.50
Health-Extermination- Chg		07/01/2022	\$62.50
Health-Extermination- Tax		07/01/2022	\$5.54
Health-Extermination- Chg		07/01/2022	\$62.50
Health-Extermination- Tax		07/01/2022	\$5.54
Health-Inspection- Chg		07/01/2022	\$85.50
Health-Inspection- Tax		07/01/2022	\$7.58
Health-Inspection- Chg		07/01/2022	\$171.00
Health-Inspection- Tax		07/01/2022	\$15.17
Health-Inspection- Chg		07/01/2022	\$57.00
Health-Inspection- Tax		07/01/2022	\$5.05
HPD-Property Registration- Fee		07/01/2022	\$13.00
Tax Commission- Fee		07/01/2022	\$175.00
Total current charges			\$159,339.88

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$158,674.50
HPD-Emergency Repair- Chg		10/01/2022	\$295.00
HPD-Emergency Repair- Fee		10/01/2022	\$147.50
HPD-Emergency Repair- Tax		10/01/2022	\$26.18
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	85	01/01/2023 20724700	\$1,700.00
Total tax year charges remaining			\$160,843.18
If you pay everything you owe by July 1, 2022, you would save:			\$1,586.75

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		04/01/2022	\$-156,466.51

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: 2-03250-0102. 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.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.

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



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	03/05/2022		\$156,466.51
		<i>Total credit applied</i>	\$156,466.51
Total overpayments/credits remaining on account			\$0.00

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$5,880,000	12.2350%	
		Taxes
Billable Assessed Value	\$2,593,780	
Taxable Value	\$2,593,780 x 12.2350%	
Tax Before Abatements and STAR	\$317,349.00	\$317,349.00
Annual property tax		\$317,349.00

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

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 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.



One City Built to Last, Compliance Notification

Local Law 33/18 – Disclosure of Energy Efficiency Scores and Grades

If you have received an energy efficiency grade from the NYC Department 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/benchmarking. For free assistance, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.

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.

