



# Property Tax Bill Quarterly Statement Activity through June 5, 2021

**Owner name:** M & S ARCHER REALTY LLC  
**Property address:** 1875 ARCHER ST.  
**Borough, block & lot:** BRONX (2), 03923, 0039

**Mailing address:**  
M. & S. ARCHER REALTY LLC  
2573 LACONIA AVE.  
BRONX NY 10469-1408

Outstanding Charges	\$0.00
New Charges	\$26,693.09
<b>Amount Due</b>	<b>\$26,693.09</b>

*Please pay by July 1, 2021*

PTS - LD  
1400.01  
40 - 1 - 2  
41020



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-03923-0039

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

Total amount due by July 1, 2021 if you still have a mortgage	\$279.17
Total amount due by July 1, 2021 if you no longer have a mortgage	\$26,693.09
Amount you may pay by July 1, 2021 if you choose to pay early	\$459.17
If you no longer have a mortgage and want to pay everything, please pay	\$53,022.87

Amount enclosed:

#844186021060501#

M. & S. ARCHER REALTY LLC  
2573 LACONIA AVE.  
BRONX NY 10469-1408

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

8441860210605 01 2039230039 0000002669309 0000000045917 210701312022000 7

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2021	\$26,413.92
Bldg-Signs- Chg 2S0009830		07/01/2021	\$45.00
Bldg-Signs- Chg 2S6600029		07/01/2021	\$45.00
Bldg-Signs- Chg 2S0040654		07/01/2021	\$45.00
Bldg-Signs- Chg 2S0040655		07/01/2021	\$45.00
Bldg-Signs- Chg 2S0006625		07/01/2021	\$45.00
Bldg-Signs- Chg X00275870		07/01/2021	\$45.00
HPD-Property Registration Fee- Fee Payment	06/05/2021	07/01/2021	\$13.00
			\$-3.83
<b>Total current charges</b>			<b>\$26,693.09</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$26,413.92
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	9	01/01/2022 20492300	\$180.00
<b>Total tax year charges remaining</b>			<b>\$26,593.92</b>
If you pay everything you owe by July 1, 2021, you would save:			\$264.14

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		04/08/2021	\$-3.83
Credit Applied	06/05/2021		\$3.83
		<i>Total credit applied</i>	\$3.83
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

**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: 2-03923-0039 . 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](http://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.



**Annual Property Tax Detail**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value \$957,000</b>	12.2670%	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$430,650</b>	
<b>Taxable Value</b>	\$430,650 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$52,827.84	<b>\$52,827.84</b>
<b>Annual property tax</b>		<b>\$52,827.84</b>

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](http://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](http://nyc.gov/contactdof) to sign up.

The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

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.

