

Owner name: PARKCHESTER SOUTH
CONDOMINIUM ASSOC
Property address: 1409 METROPOLITAN OVAL

Borough BRONX (2)	Block 3937	Lot 7501
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$4,368.01
Total amount due by January 2, 2024*	\$4,368.01
* To avoid interest, you must pay by January 16.	

Ways to pay:

Most common way to pay	Other ways to pay	
 Online <p>Go to www.nyc.gov/citypay or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 By Mail <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 In Person <p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - C4 - 40 - 0 - 2 - 43538

Borough: 2 Block: 03937 Lot: 7501

Want faster payment processing and instant confirmation?
Pay online at www.nyc.gov/citypay

NYC
Department of Finance

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

Amount Due 01/02/24: \$4,368.01

Amount Enclosed:

#844451823111801#
PARKCHESTER SOUTH CONDOMINIUM ASSOC
26 BENSON ST.
BLOOMFIELD NJ 07003-2722

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



Department of Finance

November 18, 2023
Parkchester South Condominium Assoc
1409 Metropolitan Oval
2-03937-7501
Page 2

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$4,368.01
AMOUNT DUE BY JANUARY 2, 2024	\$4,368.01
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30.	\$4,568.01

Activity for This Billing Period

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

Rent Stabilization	# Apts	Fee Identifier	
Rent Stabilization- Chg	5	21104000	\$100.00
Rent Stabilization- Chg	4	21104100	\$80.00
Rent Stabilization- Chg	3	21104200	\$60.00
Rent Stabilization- Chg	3	21104300	\$60.00
Rent Stabilization- Chg	7	21104400	\$140.00
Rent Stabilization- Chg	6	21104500	\$120.00
Rent Stabilization- Chg	10	21104700	\$200.00
Rent Stabilization- Chg	2	21105000	\$40.00
Rent Stabilization- Chg	1	22197400	\$20.00
Rent Stabilization- Chg	3	22391800	\$60.00
Rent Stabilization- Chg	8	22391900	\$160.00
Rent Stabilization- Chg	5	22392300	\$100.00

Messages for You:

Visit 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.

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 BBL number: 2-3937-7501. 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.



Department of Finance

Department of Finance charges, continued

Rent Stabilization- Chg	10	22392400	\$200.00
Rent Stabilization- Chg	14	22392900	\$280.00
Rent Stabilization- Chg	13	22393000	\$260.00
Rent Stabilization- Chg	6	22393100	\$120.00
Rent Stabilization- Chg	4	22393200	\$80.00
Rent Stabilization- Chg	4	22393300	\$80.00
Rent Stabilization- Chg	6	22393400	\$120.00
Rent Stabilization- Chg	6	22394200	\$120.00
Rent Stabilization- Chg	5	22394300	\$100.00
Rent Stabilization- Chg	4	22394400	\$80.00
Rent Stabilization- Chg	6	22395100	\$120.00
Rent Stabilization- Chg	3	22395200	\$60.00
Rent Stabilization- Chg	8	22395300	\$160.00
Rent Stabilization- Chg	9	22395800	\$180.00
Rent Stabilization- Chg	7	22396700	\$140.00
Rent Stabilization- Chg	12	22396800	\$240.00
Rent Stabilization- Chg	9	22407600	\$180.00

Department of Finance Total	\$0.00
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Department of Buildings charges

The New York City Department of Buildings (DOB) issues fees to property owners for boiler, elevator, illuminated sign, and public assembly permits. For more information about any charges listed below, contact DOB.

Bldg-Signs- Chg X00902994 41008	\$246.75
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Department of Buildings Total	\$246.75
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Department of Housing Preservation and Development charges

For more information about New York City Department of Housing Preservation & Development charges, visit www.nyc.gov/hpdcharges.

HPD-Emergency Repair- Chg	\$48.00
HPD-Emergency Repair- Tax	\$28.26
HPD-Inspection Fee (Non Hhw)- Fee	\$10.00
HPD-Inspection Fee (Non Hhw)- Fee	\$200.00

Department of Housing Preservation and Development Total	\$286.26
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Tax Commission charges

The Tax Commission charges a \$175 fee for each assessment review held for properties with an assessed value of \$2 million or more or a market value of \$4.5 million or more.

Tax Commission- Fee	\$175.00
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Tax Commission Total	\$175.00
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Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
HPD-Inspection Fee (Non Hhw)- Fee	04/01/2024		\$200.00

Additional Messages for You:

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 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.

