



# Property Tax Bill Quarterly Statement

Activity through August 28, 2019

**Owner name:** MAHAN AVENUE ASSOCIATES LLC.  
**Property address:** 1610 MAHAN AVE.  
**Borough, block & lot:** BRONX (2), 04173, 0029

**Mailing address:**  
RACOHEN & ASSOC., INC.  
MAHAN AVENUE ASSOCIATES LLC.  
250 PARK AVE. STE 1901  
NEW YORK NY 10177-1900

### Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$0.00
<b>Total amount due by October 1, 2019</b>	<b>\$0.00</b>
<b>Total property tax amount due October 1, 2019 from</b>	
<b>Apple Bank for Savings</b>	<b>\$0.00</b>
<b>You, the property owner</b>	<b>\$0.00</b>
Amount of property tax not due October 1, 2019 but that Apple Bank for Savings can pre-pay	\$102,380.66
<b>If Apple Bank for Savings wants to pay all property tax owed by October 1, 2019 please pay</b>	<b>\$102,380.66</b>
Charges you can pre-pay	\$520.00
<b>Total amount you may pay by October 1, 2019</b>	<b>\$520.00</b>

PTS - ZD  
1400.01  
40 - 1  
51113



Please include this coupon if you pay by mail or in person. 2-04173-0029

**Department of  
Finance**

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

<b>Total amount due by October 1, 2019 if you still have a mortgage</b>	\$0.00
<b>Amount you may pay by October 1, 2019 if you choose to pay early</b>	\$520.00
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$102,900.66</b>

**Amount enclosed:**

#846648819082801#

RACOHEN & ASSOC., INC.  
MAHAN AVENUE ASSOCIATES LLC.  
250 PARK AVE. STE 1901  
NEW YORK NY 10177-1900

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

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

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$102,380.66
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	52	01/01/2020 20185800	\$520.00
<b>Total tax year charges remaining</b>			<b>\$102,900.66</b>

**Annual Property Tax Detail**

Tax class 2 - Residential More Than 10 Units	<b>Overall Tax Rate</b>	
Current tax rate	12.6120%	
<b>Estimated Market Value \$4,107,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$1,671,530</b>	
<b>Taxable Value</b>	\$1,671,530 x 12.6120%	
<b>Tax Before Abatements and STAR</b>	\$210,813.40	<b>\$210,813.40</b>
J51 Abatement		\$-6,052.08
<b>Annual property tax</b>		<b>\$204,761.32</b>

**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

**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: 2-04173-0029 . 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.



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

Beginning in 2020 and in each calendar year thereafter, an owner of a covered building (as per Local Law 33 of 2018) will be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit  
<https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions, please e-mail your questions to the Benchmarking Help Center at [questions@benchmarkinghelpcenter.org](mailto:questions@benchmarkinghelpcenter.org) or call 212-566-5584.

