



Rent Freeze Program
P.O. Box 3130
Union, NJ 07083

DRIE STATEMENT OF ACCOUNT

FEBRUARY 18, 2023

#821640223021801#
MAHAN AVENUE ASSOCIATES LLC.
RACOHEN & ASSOC., INC.
250 PARK AVE STE 1901
NEW YORK NY 10177-1900

PROPERTY ADDRESS
1610 MAHAN AVENUE

BOROUGH	BLOCK	LOT
BRONX	4173	29

REPORTING PERIOD BEGIN DATE: 11/20/2022
REPORTING PERIOD END DATE: 02/18/2023
OPENING BALANCE AMOUNT: \$0.00
CLOSING BALANCE AMOUNT: \$6,122.85

<u>DESCRIPTION</u>	<u>TRANS DATE</u>	<u>AMOUNT</u>	<u>BALANCE</u>	<u>DRIE TRANS ID</u>	<u>DOF TRANS ID</u>	<u>TAX TYPE</u>	<u>ACCOUNT PERIOD</u>
RECEIVED	01/18/23	\$6,122.85	\$6,122.85	6002301800270			

For further information, please contact 311.

LEGEND

DOF:	DEPARTMENT OF FINANCE
DRIE:	DISABILITY RENT INCREASE EXEMPTION
RECEIVED TRANS DATE:	DATE DOF RECEIVED DRIE CREDITS OR DEBITS
APPLIED TRANS DATE:	DATE DOF APPLIES DRIE CREDITS OR DEBITS TO A REAL ESTATE ACCOUNT PERIOD
DRIE TRANS ID:	TRANSACTION ID ASSOCIATED WITH RECEIVED DRIE (MAY BE FOUND ON TAX ABATEMENT CREDIT REPORT)
DOF TRANS ID:	TRANSACTION ID USED BY DOF TO IDENTIFY DRIE CREDITS OR DEBITS TRANSFERRED TO A REAL ESTATE ACCOUNT PERIOD

PLEASE REFER TO THE BACK OF THIS STATEMENT FOR MORE INFORMATION

DRIE STATEMENT OF ACCOUNT

This statement is provided by the Department of Finance (DOF) to assist you in maintaining accurate DRIE records.

The DRIE Statement of Account is mailed by DOF on a quarterly basis to the landlord/managing agent.

THE DRIE ACCOUNT

On a monthly basis, DRIE credits/debits (by borough/block/lot) will be posted to the DRIE account. Once the transaction is verified, the Landlord will be sent a confirmation notice which will include tenant identification, exemption period and transaction identification number to be used for cross referencing.

CREDIT BALANCES

DOF will apply credit balances from your DRIE account to your property tax account in the following order to:

1. automatically offset any taxes that are due for the next period,
2. automatically offset any unpaid taxes that are past due, and
3. leave the remaining credits in the account to offset potential DRIE debit adjustments.

In preparing for the annual real estate bill, DOF will take available DRIE account credit balances and apply them to balances due for the next fiscal year.

REFUNDS

A taxpayer may direct DOF to apply their credits to this property account or, apply for a refund. (Note: Before a DRIE refund is granted, a credit will be used to liquidate any open real estate charges.) You may only apply for a DRIE refund by filing a Property Tax Refund Request Form. This form may be downloaded from our website at nyc.gov/finance. Taxpayers may also apply for a refund online. DRIE inquiries may be directed to 311.

If an account balance falls below zero because of a DRIE debit adjustment, DOF will add the debit balance to the next period for which taxes are due and issue an adjusted real estate bill.

TAX ABATEMENT CREDIT (TAC)

For active tenants, and tenants that are renewed timely, Finance will issue the TAC in advance of the lease period.

For example:

A tenant's current lease is covered by DRIE; the benefit period is July 1, 2014 - June 30, 2016. The owner's building receives a semiannual property tax bill.

In late May and late November, six months of TAC will be posted to the owner's bill.

- Late May 2014: 6 months of TAC will be posted to the July 2014 bill to cover 7/1/14 - 12/31/14.
- Late November 2014: 6 months of TAC will be posted to the January 2015 bill to cover 1/1/15 - 6/30/15.
- Late May 2015: 6 months of TAC will be posted to the July 2015 bill to cover 7/1/15 - 12/31/15.
- Late November 2015: 6 months of TAC will be posted to the January 2016 bill to cover 1/1/16 - 6/30/16.

LANDLORD EXPRESS ACCESS PORTAL (LEAP) - available for DOF administered SCRIE and DRIE only

The Landlord Express Access Portal (LEAP) provides important information for landlords and managing agents of buildings with SCRIE and DRIE tenants. After you log in, you will find a link to up-to-date lists of SCRIE and DRIE tenants in your building as well as answers to Frequently Asked Questions (FAQs). The website also links you to applications that you can submit to update your address and adjust the tax abatement credits (TAC) for your SCRIE or DRIE tenants. You may also use LEAP to upload copies of your tenants' fully signed renewal leases and/or other rental documents.

The NYC LEAP homepage can be found at nyc.gov/nycleap

Need Help: Contact 311 or send us a message at nyc.gov/contactleap

NOTE: If you are receiving DRIE Tax Abatement Credits (TAC) and you do not have a tenant that is receiving DRIE benefits, please contact the Department of Finance immediately by sending us a message at nyc.gov/contactdrie. You may also visit our DRIE office at 66 John Street, 3rd Floor, New York, NY. We are open Monday through Friday, between 8:30 AM and 4:30 PM.

If due to a disability you need an accommodation in order to apply for and receive a service, or to participate in a program offered by the Department of Finance, please contact the Disability Service Facilitator at nyc.gov/contactdofeeo or by calling 311.