



Property Tax Bill Quarterly Statement

Activity through February 22, 2020

Owner name: GUSIJA REALTY INC.
Property address: 620 THWAITES PL.
Borough, block & lot: BRONX (2), 04337, 0027

Mailing address:
GUSIJA REALTY INC.
2556 YOUNG AVE.
BRONX NY 10469-5620

Statement Billing Summary

| | |
|--|--------------------|
| Unpaid charges, if any | \$43,736.69 |
| Current charges | \$32,580.00 |
| Total amount due by April 1, 2020 | \$76,316.69 |

PTS - LD
1400.01
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51610



**Department of
Finance**

Total amount due by April 1, 2020

Please include this coupon if you pay by mail or in person. 2-04337-0027

Pay today the easy way
nyc.gov/payonline

\$76,316.69

Amount enclosed:

#846394520022201#

GUSIJA REALTY INC.
2556 YOUNG AVE.
BRONX NY 10469-5620

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

| Previous Charges | Amount |
|---|--------------------|
| Total previous charges including interest and payments | \$43,736.69 |

| Current Charges | Activity Date | Due Date | Amount |
|------------------------------|---------------|------------|--------------------|
| RPIE - 2018 Non-Filing Fee | | 04/01/2020 | \$32,580.00 |
| Total current charges | | | \$32,580.00 |

Annual Property Tax Detail

| | Overall Tax Rate | Taxes |
|--|----------------------|--------------------|
| Tax class 2 - Residential More Than 10 Units | 12.4730% | |
| Current tax rate | | |
| Estimated Market Value \$1,448,000 | | |
| Billable Assessed Value | \$599,040 | |
| Taxable Value | \$599,040 x 12.4730% | |
| Tax Before Abatements and STAR | \$74,718.28 | \$74,718.28 |
| Annual property tax | | \$74,718.28 |

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.

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 commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is June 1, 2020. RPIE filers with a tentative actual assessed value of \$750,000 or greater will be required to file an addendum in April containing rent roll information for the tax year during which filing of the income and expense statement is required. 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.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

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: 2-04337-0027 . 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 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

Local Law 133/16 - Benchmarking Energy and Water Use

This property may be required to benchmark its energy and water consumption for calendar year 2019 by May 1, 2020, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

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

This property may now 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 regarding the local laws listed above, please e-mail the NYC Sustainability Help Center at Help@NYCsustainability.org or call 212-566-5584.

