



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** NISSHAN REALTY CORP.  
**Property address:** 3644 HOLLAND AVE.  
**Borough, block & lot:** BRONX (2), 04662, 0040

**Mailing address:**  
NISSHAN REALTY CORP.  
3644 HOLLAND AVE.  
BRONX NY 10467-5945

Outstanding Charges	\$0.00
New Charges	\$17,572.82
<b>Amount Due</b>	<b>\$17,572.82</b>

*Please pay by January 4, 2021*

PTS - LD  
1400.01  
1 - 1 - 2  
71874



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-04662-0040

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

Total amount due by January 4, 2021 if you still have a mortgage	\$1,013.68
Total amount due by January 4, 2021 if you no longer have a mortgage	\$17,572.82

Amount enclosed:

#847340120112101#

NISSHAN REALTY CORP.  
3644 HOLLAND AVE.  
BRONX NY 10467-5945

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

8473401201121 01 2046620040 0000001757282 0000000101368 210104312021000 7

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$17,124.82
Adopted Tax Rate			\$-565.68
Bldg-Hazardous Re-Inspection F- Chg		01/01/2021	\$85.00
HPD-Emergency Repair- Chg		01/01/2021	\$295.00
HPD-Emergency Repair- Fee		01/01/2021	\$147.50
HPD-Emergency Repair- Tax		01/01/2021	\$26.18
HPD-Inspection Fee (Non Hhw)- Chg		01/01/2021	\$200.00
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	13	01/01/2021 21189500	\$260.00
<b>Total current charges</b>			<b>\$17,572.82</b>

**How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.4730%	
	12.2670%	
<b>Estimated Market Value \$675,000</b>		
<b>Billable Assessed Value</b>	<b>\$274,590</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$274,590 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$33,683.96	<b>\$33,683.96</b>
<b>Annual property tax</b>		<b>\$33,683.96</b>
<b>Original property tax billed in June 2020</b>		<b>\$34,249.64</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-565.68</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 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: 2-04662-0040 . 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.



Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

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 1, 2021**. 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](http://www.nyc.gov/rpie) for more information.

The above referenced premises is a participant in the Department of Housing Preservation and Alternative Enforcement Program (AEP) and/or was previously a participant in AEP. Inspections and/or repairs may have been performed by HPD while the premises was in AEP, which may have resulted in AEP charges and/or AEP fees being assessed. Under NYC Administrative Code §27-2153, these AEP charges and fees become a tax lien against the premises and must be paid promptly when owed. If you have any questions about AEP, call (212) 863-8262.

