



# Property Tax Bill

## Quarterly Statement

Activity through August 28, 2019

**Owner name:** RSR 190 LLC  
**Property address:** 190 S. 8TH ST.  
**Borough, block & lot:** BROOKLYN (3), 02139, 0014

**Mailing address:**  
RSR 190 LLC  
55 WATERMILL LN.  
GREAT NECK NY 11021-4203

### Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$814.24</b>
Current charges	\$0.00
<b>Total amount due by October 1, 2019</b>	<b>\$814.24</b>
<b>Total property tax amount due October 1, 2019 from</b>	
<b>Key Bank Real Estate Capital</b>	<b>\$0.00</b>
<b>You, the property owner</b>	<b>\$814.24</b>
Amount of property tax not due October 1, 2019 but that	
Key Bank Real Estate Capital can pre-pay	\$111,387.94
<b>If Key Bank Real Estate Capital wants to pay all property tax owed</b>	
<b>by October 1, 2019 please pay</b>	<b>\$111,387.94</b>
Charges you can pre-pay	\$980.55
<b>Total amount you may pay by October 1, 2019</b>	<b>\$1,794.79</b>

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**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 3-02139-0014

**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>	<b>\$814.24</b>
<b>Total amount due by October 1, 2019 if you no longer have a mortgage</b>	<b>\$814.24</b>
<b>Amount you may pay by October 1, 2019 if you choose to pay early</b>	<b>\$1,794.79</b>
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$113,182.73</b>

**Amount enclosed:**

#889366019082801#

RSR 190 LLC  
55 WATERMILL LN.  
GREAT NECK NY 11021-4203

**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>\$814.24</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$111,387.94
HPD-Emergency Repair- Chg		01/01/2020	\$100.00
Payment	07/01/2019		\$-100.00
Payment	07/01/2019		\$-50.00
HPD-Emergency Repair- Tax		01/01/2020	\$58.88
Payment	07/01/2019		\$-8.88
HPD-Emergency Repair- Chg		01/01/2020	\$285.00
HPD-Emergency Repair- Fee		01/01/2020	\$142.50
HPD-Emergency Repair- Tax		01/01/2020	\$25.29
HPD-Emergency Repair- Chg		01/01/2020	\$100.00
HPD-Emergency Repair- Fee		01/01/2020	\$50.00
HPD-Emergency Repair- Tax		01/01/2020	\$8.88
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	41	01/01/2020 32818800	\$410.00
Payment	07/01/2019		\$-41.12
<b>Total tax year charges remaining</b>			<b>\$112,368.49</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		04/01/2019	\$-136.10
Credit Balance		07/01/2019	\$-175.00
Credit Applied	07/29/2019		\$175.00
		<i>Total credit applied</i>	\$175.00
<b>Total overpayments/credits remaining on account</b>			<b>\$136.10</b>

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

### 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: 3-02139-0014 . 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.



**Annual Property Tax Detail**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value \$4,500,000</b>	12.6120%	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$1,766,380</b>	
<b>Taxable Value</b>	\$1,766,380 x 12.6120%	
<b>Tax Before Abatements and STAR</b>	\$222,775.88	<b>\$222,775.88</b>
<b>Annual property tax</b>		<b>\$222,775.88</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).

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 HPDs 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 [hpderrp@hpd.nyc.gov](mailto:hpderrp@hpd.nyc.gov).

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.

**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.

