



# Property Tax Bill Quarterly Statement

Activity through June 5, 2021

**Owner name:** PHM MANAGEMENT CO  
**Property address:** 78 WEBSTER AVE. APT. 32  
**Borough, block & lot:** BROOKLYN (3), 05419, 0011

**Mailing address:**  
PHM MANAGEMENT CO.  
4907 18TH AVE.  
BROOKLYN NY 11204-1226

Outstanding Charges	\$0.00
New Charges	\$33,289.94
<b>Amount Due</b>	<b>\$33,289.94</b>

*Please pay by July 1, 2021*

PTS - LD  
1400.01  
40 - 0 - 2  
194740



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-05419-0011

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

**Total amount due by July 1, 2021**  
**If you want to pay everything you owe by July 1, 2021 please pay**

\$33,289.94  
\$66,978.83

**Amount enclosed:**

#899706321060501#

PHM MANAGEMENT CO.  
4907 18TH AVE.  
BROOKLYN NY 11204-1226

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

Previous Charges	Amount
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Total previous charges including interest and payments	\$0.00
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2021	\$35,218.56
J51 Abatement	06/05/2021		\$-1,835.84
SCRIE Credit Applied	06/05/2021		\$-105.78
HPD-Property Registration Fee- Fee		07/01/2021	\$13.00
<b>Total current charges</b>			<b>\$33,289.94</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$35,218.56
J51 Abatement	06/05/2021		\$-1,835.84
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	32	01/01/2022 33549000	\$640.00
<b>Total tax year charges remaining</b>			<b>\$34,022.72</b>

If you want to pay everything you owe by July 1, 2021 please pay **\$66,978.83**

If you pay everything you owe by July 1, 2021, you would save: **\$333.83**

### 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 \$1,276,000</b>	12.2670%	
<b>Billable Assessed Value</b>	<b>\$574,200</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$574,200 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$70,437.12	<b>\$70,437.12</b>
J51 Abatement		\$-3,671.68
<b>Annual property tax</b>		<b>\$66,765.44</b>

### 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: 3-05419-0011 . 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](https://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 note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](https://nyc.gov/latepropertypayments).

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

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](https://nyc.gov/contactdof) to sign up.

The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](https://nyc.gov/health) or call 311.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.



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

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

If you have received an energy efficiency grade from the NYC Dept. of Buildings, you are required to post your energy efficiency grade near each public entrance to the building.

For information on Local Law 33, please visit [www.nyc.gov/energyrating](http://www.nyc.gov/energyrating)

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](mailto:Help@NYCsustainability.org) or call 212-566-5584.

**Compliance Notification - Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)**

Certain buildings may be eligible to apply for an adjustment to the applicable annual building emissions limit for calendar years 2024-2029.

Buildings with excessive emissions attributable to a special circumstance may be eligible to apply for an adjustment (see Administrative Code Section 28-320.8). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by June 30, 2021.

Not-for-profit hospitals and healthcare facilities may be eligible to apply for an adjustment (see Administrative Code Section 28-320.9). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by July 21, 2021.

For more information, frequently asked questions, and a filing guide for adjustment applications, visit [www.nyc.gov/DOBGHGemissions](http://www.nyc.gov/DOBGHGemissions) or submit an inquiry at [www.nyc.gov/dobhelp](http://www.nyc.gov/dobhelp).

**NYC Accelerator**

The NYC Accelerator program provides free, personalized guidance to help you comply with NYC local laws and make cost-saving, energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change.

For more information, please visit [nyc.gov/accelerator](http://nyc.gov/accelerator) or contact us at: 212-656-9202.

