

Owner name: PHM MANAGEMENT CO
Property address: 78 WEBSTER AVE. APT. 32

| | | |
|-------------------------|---------------|-----------|
| Borough BROOKLYN (3) | Block 5419 | Lot 11 |
|-------------------------|---------------|-----------|

| How much do I owe? | |
|--|--------------------|
| Outstanding charges | \$0.00 |
| New charges | \$36,258.35 |
| Total amount due by January 2, 2024 | \$36,258.35 |

Ways to pay:

| Most common way to pay | Other ways to pay | |
|--|---|---|
|  Online |  By Mail |  In Person |
| <p>Go to www.nyc.gov/citypay or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p> <div style="text-align: center;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p> | <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p> | <p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p> |

PTS - LD - 1400.01 - C2 - 40 - 0 - 2 - 197018

Borough: 3 Block: 05419 Lot: 0011



Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

**Want faster payment processing
and instant confirmation?**
Pay online at www.nyc.gov/citypay

Amount Due 01/02/24: \$36,258.35

Amount Enclosed:

#900137323111801#
PHM MANAGEMENT CO.
4907 18TH AVE.
BROOKLYN NY 11204-1226

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

| Billing Summary | Amount |
|---|--------------------|
| Outstanding charges (Sum of unpaid balance and interest fees from billing periods) | \$0.00 |
| New charges (Sum of new property taxes and other charges-see below for details) | \$36,258.35 |
| AMOUNT DUE BY JANUARY 2, 2024 | \$36,258.35 |

Your property details:

| | |
|-------------------------|------------------------------------|
| Estimated market value: | \$1,257,000 |
| Tax class: | 2 - Residential More Than 10 Units |
| Prior year tax rate: | 12.2670% |
| Current tax rate: | 12.5020% |

How we calculate your annual taxes:

| | |
|-----------------------------|--------------------|
| Billable assessed value: | \$565,650.00 |
| times the current tax rate: | x 12.5020% |
| Annual property tax: | \$70,717.56 |

Activity for This Billing Period

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

| | Activity Date | |
|------------------------------------|---------------|-----------------------|
| Finance-Property Tax | | \$34,694.16 |
| Adopted Tax Rate | 01/01/2024 | \$1,329.24 |
| SCRIE Credit Applied | 11/10/2023 | -\$139.35 |
| Rent Stabilization | # Apts | Fee Identifier |
| Rent Stabilization- Chg | 32 | 33549000 |
| | | \$374.30 |
| Department of Finance Total | | \$35,884.05 |

Messages for You:

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your BBL number: 3-5419-11. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

Additional Messages for You:

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 3, 2024. 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.

Climate Mobilization Act, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/benchmarking.page>.

Disclosure of Energy Efficiency Scores and Grades: If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings per Local Law 33 of 2018. For more information, visit <https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page>.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit www.nyc.gov/dobghgemissions.

NYC Accelerator is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit www.accelerator.nyc/help or call (212) 656-9202.

