



# Property Tax Bill Quarterly Statement

Activity through February 27, 2021

**Owner name:** SKY VIEW TOWERS HOLDING LLC  
**Property address:** 47-50 59TH ST.  
**Borough, block & lot:** QUEENS (4), 02319, 0010

**Mailing address:**  
SKY VIEW TOWERS HOLDING LLC  
3501 30TH AVE. STE 300  
LONG ISLAND CITY NY 11103-4662

|                     |               |
|---------------------|---------------|
| Outstanding Charges | \$0.00        |
| New Charges         | \$0.00        |
| <b>Amount Due</b>   | <b>\$0.00</b> |

PTS - ZB  
1400.01  
40 - 1 - 2  
71121



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

**Total amount due by April 1, 2021 if you still have a mortgage**

\$0.00

**Amount enclosed:**

#927350221022701#

SKY VIEW TOWERS HOLDING LLC  
3501 30TH AVE. STE 300  
LONG ISLAND CITY NY 11103-4662

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

9273502210227 01 4023190010 00000000000000 00000000000000 210401312021000 1

| Billing Summary                                     | Activity Date | Due Date | Amount        |
|---|---------------|----------|---------------|
| Outstanding charges including interest and payments |               |          | \$0.00        |
| <b>Total amount due</b>                             |               |          | <b>\$0.00</b> |

#### 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 \$13,765,000</b>   | 12.2670%               |                     |
|  |                        | <b>Taxes</b>        |
| <b>Billable Assessed Value</b>               | <b>\$5,514,030</b>     |                     |
| <b>Taxable Value</b>                         | \$5,514,030 x 12.2670% |                     |
| <b>Tax Before Abatements and STAR</b>        | \$676,406.08           | <b>\$676,406.08</b> |
| J51 Abatement                                |                        | \$-19,562.40        |
| <b>Annual property tax</b>                   |                        | <b>\$656,843.68</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).

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).

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

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.

#### 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: 4-02319-0010 . 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.



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 2020 by May 1, 2021, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit [www.nyc.gov/nycbenchmarking](http://www.nyc.gov/nycbenchmarking).

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 email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call 212-566-5584.

Local Law 87/09 – Energy Audits and Retro-Commissioning

This property may also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "1," you will need to comply by December 31, 2021. If your property is on a tax block that ends in the number "3," you will need to comply by December 31, 2023. To find your tax block, visit [www.nyc.gov/bbl](http://www.nyc.gov/bbl).

For a detailed explanation of the requirements, please visit

<https://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.

