



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** NEW MASTERS LIMITED PARTNERSHIP  
**Property address:** 430 NEW DORP LN.  
**Borough, block & lot:** STATEN ISLAND (5), 03960, 0061

**Mailing address:**  
NEW MASTERS LIMITED PARTNERSHIP  
10 E. PALLSADE AVE.  
ENGLEWOOD NJ 07631

Outstanding Charges	\$621.20
New Charges	\$356,507.62
<b>Amount Due</b>	<b>\$357,128.82</b>

*Please pay by January 4, 2021*

PTS - LD  
1400.01  
40 - 1 - 4  
81146



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-03960-0061

Total amount due by January 4, 2021 if you still have a mortgage	\$621.20
Total amount due by January 4, 2021 if you no longer have a mortgage	\$357,128.82

Amount enclosed:

#968244820112101#

NEW MASTERS LIMITED PARTNERSHIP  
10 E. PALLSADE AVE.  
ENGLEWOOD NJ 07631

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

9682448201121 01 5039600061 0000035712882 0000000062120 210104312021000 0

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$621.20
Finance-Property Tax		01/01/2021	\$346,174.38
Adopted Tax Rate			\$10,333.24
<b>Total amount due</b>			<b>\$357,128.82</b>

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

Tax class 4 - Commercial Or Industrial	<b>Overall Tax Rate</b>	
Original tax rate billed	10.5370%	
New Tax rate	10.6940%	
<b>Estimated Market Value</b>	<b>\$15,895,000</b>	
<b>Billable Assessed Value</b>	<b>\$6,581,700</b>	<b>Taxes</b>
<b>Taxable Value</b>	$\$6,581,700 \times 10.6940\%$	
<b>Tax Before Abatements and STAR</b>	<b>\$703,847.00</b>	<b>\$703,847.00</b>
<b>Annual property tax</b>		<b>\$703,847.00</b>
<b>Original property tax billed in June 2020</b>		<b>\$693,513.76</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$10,333.24</b>

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.

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.

**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: 5-03960-0061. 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**

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 offers free technical advisory services to help you comply with NYC local laws and improve your buildings energy and emissions performance.

