



# Property Tax Bill

## Quarterly Statement

Activity through June 2, 2017

**Owner name:** GOUVERNEUR COURT HOUSING DEVELOPMENT  
FUND CORPORAT

**Property address:** 621 WATER ST.

**Borough, block & lot:** MANHATTAN (1), 00244, 0040

**Mailing address:**

C/O COMMUNITY ACCESS  
GOUVERNEUR COURT HOUSING DEVELOPMENT FU  
2 WASHINGTON ST. FL. 9  
NEW YORK NY 10004-3412

### Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$0.00
<b>Total amount due by July 3, 2017</b>	<b>\$0.00</b>
<b>Overpayments/credits on account</b>	<b>\$1,836.23</b>

FT - ZD  
1400.01  
40 - 0  
17850

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!



This statement is for your information only.

**Pay today the easy way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**

**Total amount due by July 3, 2017**

\$0.00

**Amount enclosed:**

#9957095 17060201#

C/O COMMUNITY ACCESS  
GOUVERNEUR COURT HOUSING DEVELOPMENT FUND CORPOR P.O. Box 680  
2 WASHINGTON ST. FL. 9  
NEW YORK NY 10004-3412

Mail payment to:  
NYC Department of Finance  
Newark NJ 07101-0680



**Department of  
Finance**

**Statement Details**

June 2, 2017  
Gouverneur Court Housing Developmen  
621 Water St.  
1-00244-0040  
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Current Charges	Activity Date	Due Date	Amount
Housing - Property Registration Fee		07/01/2017	\$13.00
Credit Received	05/20/2017		\$-13.00
<b>Total current charges</b>			<b>\$0.00</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Housing-Rent Stabilization	123	01/01/2018 050795100 795100	\$1,230.00
Credit Received	06/02/2017		\$-1,230.00
<b>Total tax year charges remaining</b>			<b>\$0.00</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2016	\$-875.61
Finance-Property Tax		07/01/2016	\$-2,203.62
Credit Applied	06/02/2017		\$1,243.00
		<i>Total credit applied</i>	\$1,243.00
<b>Total overpayments/credits remaining on account</b>			<b>\$-1,836.23</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.

**Annual Property Tax Detail**

Tax class 4 - Commercial Property	<b>Tax rate</b>		
Current tax rate	10.5740%		
<b>Estimated market value \$11,888,000</b>	<b>Billable assessed value</b>	<b>Tax rate</b>	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$4,787,370</b>	<b>X 10.5740%</b>	<b>= \$506,217</b>
420C Housing	\$-4,787,370		\$-506,217
<b>Annual property tax</b>			<b>\$0</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: 1-00244-0040 . 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.





**Department of  
Finance**

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

The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov).

