



# Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

**Mailing Address:**

Lurose Realty Corporation  
C/O Arnold S. Warwick, Co.  
129 Charles St.  
New York, NY 10014-2575

**Owner Name:** Lurose Realty Corporation  
**Property Address:** 143 W. 4th St.  
**Borough, Block & Lot:** Manhattan (1), 00552, 0033

## Statement Billing Summary

(Reflects Account Activity from Your Last Statement through November 20, 2009)

Previous Balance	\$42,736.82
Amount Paid	\$-42,736.82
Interest	\$0.00
<b>Unpaid Balance, if Any</b>	<b>\$0.00</b>
Current Amount Due	\$43,967.88
<b>Total Amount Due By January 4, 2010</b>	<b>\$43,967.88</b>
<b>Total Property Tax Amount Due January 4, 2010 from:</b>	
Dovenmuehle Mortgage, Inc.	\$43,917.88
You, the Property Owner	\$50.00

001400.01  
24983



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

If you Pay Via On-Line Banking You Must Include this Account Number: 1-00552-0033

**IMPORTANT MESSAGE: NYC PENALTY RELIEF**

Finance will waive interest and penalties on some ECB default debt paid by 12/21. Call 311.

**Pay Today The Easy Way**  
**nyc.gov/payonline**  
**Fast.Easy.Accurate.Timely.**

<b>Total Amount Due By January 4, 2010 if You Still Have a Mortgage</b>	\$50.00
<b>Total Amount Due By January 4, 2010 if You No Longer Have a Mortgage</b>	\$43,967.88

#BWNFFBV  
#9326824091120015#

LUROSE REALTY CORPORATION  
C/O ARNOLD S. WARWICK, CO.  
129 CHARLES ST.  
NEW YORK NY 10014-2575

**Amount Enclosed:**

**If Paying the Easy Way Isn't for You,  
Mail Payment To:**

NYC Department of Finance  
PO Box 32  
New York, NY 10008-0032



Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		07/01/2009	\$42,736.82
Payment	06/30/2009	Dovenmuehle Mortgage, Inc.	\$-42,786.82
Credit Offset Forward	08/28/2009		\$50.00
<b>Unpaid Balance, if Any</b>			<b>\$0.00</b>

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax		01/01/2010	\$42,736.82
Credit	08/28/2009		\$-50.00
Adopted Tax Rate	11/11/2009		\$1,231.06
<b>Rent Stabilization Fee \$10/Apt.</b>	<b># Apts</b>	<b>RS Fee Identifiers</b>	
Housing-Rent Stabilization	5	04/01/2008 010072500 072501	\$50.00
<b>Total Amount Due By January 4, 2010</b>			<b>\$43,967.88</b>

**How We Calculated Your Property Tax for July 1, 2009 through June 30 2010**

Tax Class 2 - Residential, More Than 10 Units	<b>Tax Rate</b>		
Original Tax Rate Billed June 2009	13.0530%		
New Tax Rate	13.2410%		
<b>Estimated Market Value \$2,260,000</b>	<b>Billable Assessed Value</b>	<b>New Tax Rate</b>	<b>Taxes</b>
<b>Tax Before Exemptions and Abatements</b>	<b>\$654,820</b>	<b>X 13.2410%</b>	<b>= \$86,705</b>
<b>Tax Before Abatements</b>	<b>\$654,820</b>		<b>\$86,705</b>
<b>Annual Property Tax</b>			<b>\$86,705</b>
<b>Original Property Tax Billed in June 2009</b>	<b>\$654,820</b>		<b>\$85,474</b>
<b>Change in Property Tax Bill Based on New Tax Rate</b>			<b>\$1,231</b>

**Pay Today The Easy Way**  
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**Your Prompt Payment is Greatly Appreciated.**

**Did Your Mailing Address Change?**

If so, Please Visit Us at **nyc.gov/changemailingaddress** or Call **311**.





**We want to help you pay the right amount on time. Did we do that? Did you understand the statement?  
Did you know how much you had to pay? Did you know when your payment was due?**

Please let us know by signing on to [nyc.gov/financefeedback](http://nyc.gov/financefeedback).

Press "Start Survey". Select "Statement of Account" and press "Submit". Complete the 3 question survey.

Thank You.

IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE, PLEASE CALL 311 FOR HELP

