



Property Tax Bill

Quarterly Statement

Activity through November 20, 2015

Owner name: 143 WEST 74TH STREET LLC
Property address: 143 W. 74TH ST.
Borough, block & lot: MANHATTAN (1), 01146, 0012

Mailing address:
143 WEST 74TH STREET LLC
C/O STEPHEN OSSO
50 WOODSIDE DR.
NEW CITY, NY 10956-6742

Outstanding Charges	\$0.00
New Charges	\$21,907.32
Amount Due	\$21,907.32

Please pay by January 4, 2016

Visit us at nyc.gov/finance or call 311 for more information.

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

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78355



This statement is for your information only.

**Department of
Finance**

Total amount due by January 4, 2016 if you still have a mortgage
Total amount due by January 4, 2016 if you no longer have a mortgage

\$0.00
\$21,907.32

Amount enclosed:

#9087259 151120010#

143 WEST 74TH STREET LLC
C/O STEPHEN OSSO
50 WOODSIDE DR.
NEW CITY NY 10956-6742

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





**Department of
Finance**

Statement Details

November 20, 2015
143 West 74th Street Llc
143 W. 74th St.
1-01146-0012
Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2016	\$23,888.56
SCRIE Rent Stabilization Abatement	11/20/2015		\$-2,085.30
Adopted Tax Rate			\$104.06
Total amount due			\$21,907.32

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Tax class	2B - 7-10 Unit Residential Building	Tax rate		
Original tax rate billed June 2015		12.8550%		
New tax rate		12.8830%		
Estimated market value	\$2,599,000	Billable assessed value	New Tax rate	Taxes
Tax before exemptions and abatements		\$371,662	X 12.8830%	= \$47,881
Tax before abatements				\$47,881
Annual property tax				\$47,881
Original property tax billed in June 2015				\$47,777
Change in property tax bill based on new tax rate				\$104

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2016. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

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: 1-01146-0012. 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 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.

