



# Property Tax Bill

## Quarterly Statement

Activity through November 18, 2016

**Owner name:** 40 CPS ASSOCIATES LLC  
**Property address:** 40 CENTRAL PARK S.  
**Borough, block & lot:** MANHATTAN (1), 01274, 0006

**Mailing address:**  
40 CPS ASSOCIATES LLC  
40 CENTRAL PARK S.  
NEW YORK, NY 10019-1633

Outstanding Charges \$0.00

New Charges \$2,151,379.33

**Amount Due \$2,151,379.33**

*Please pay by January 3, 2017*

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.

1400.01  
40  
94464

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



**Department of  
Finance**

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

Please include this coupon if you pay by mail or in person. 1-01274-0006

\$2,151,379.33

**Amount enclosed:**

#9416902 16111801#

40 CPS ASSOCIATES LLC  
40 CENTRAL PARK S.  
NEW YORK NY 10019-1633

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





**Department of  
Finance**

**Statement Details**

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Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2017	\$2,152,762.14
SCRIE Rent Stabilization Abatement	11/18/2016		\$-4,394.07
Adopted Tax Rate			\$3,011.26
<b>Total amount due</b>			<b>\$2,151,379.33</b>

**How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017**

Tax class 2 - Residential, More Than 10 Units	<b>Tax rate</b>			
Original tax rate billed June 2016	12.8830%			
New tax rate	12.8920%			
<b>Estimated market value \$77,712,000</b>	<b>Billable assessed value</b>	<b>New Tax rate</b>		<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$33,458,630</b>	<b>X 12.8920%</b>	<b>=</b>	<b>\$4,313,487</b>
<b>Tax before abatements</b>				<b>\$4,313,487</b>
<b>Annual property tax</b>				<b>\$4,313,487</b>
<b>Original property tax billed in June 2016</b>				<b>\$4,310,475</b>
<b>Change in property tax bill based on new tax rate</b>				<b>\$3,012</b>

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, 2017. 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](http://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: 1-01274-0006. 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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### **Greener, Greater, Building Plan Compliance Notification**

This Property is required to benchmark energy and water consumption for calendar year 2016 by May 1, 2017, in accordance with Local Law 84 of 2009. For a detailed explanation of the requirements, please visit [www.nyc.gov/LL84](http://www.nyc.gov/LL84). For assistance and answers to your questions about Local Law 84 of 2009, please e-mail your questions to the Benchmarking Help Center at [questions@benchmarkinghelpcenter.org](mailto:questions@benchmarkinghelpcenter.org) or call (212) 566-LL84 (212-566-5584).

The property will 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 "7" you will need to comply by December 31, 2017. If your property is on a tax block that ends in the number "9" you will need to comply by December 31, 2019. To find your tax block, visit [www.nyc.gov/BBL](http://www.nyc.gov/BBL). For a detailed explanation of the requirements, please visit <http://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.

