



Property Tax Bill Quarterly Statement

Activity through June 2, 2017

Owner name: WESTMINSTER HOUSE OW
Property address: 35 E. 85TH ST.
Borough, block & lot: MANHATTAN (1), 01497, 0021

Mailing address:
DOUGLAS ELLIMAN PROPERTY MGMT
WESTMINSTER HOUSE OW
675 3RD AVE.
NEW YORK NY 10017-5704

Statement Billing Summary

Previous charges	\$569,742.32
Amount paid	\$-568,194.25
Interest	\$27.13
Unpaid charges, if any	\$1,575.20
Current charges	\$630,898.91
Total amount due by July 3, 2017. To avoid interest pay on or before July 17th.	\$632,474.11
Charges you can pre-pay	\$1,891,997.73
If you want to pay everything you owe by July 3, 2017 please pay	\$2,511,879.04
If you pay everything you owe by July 3, 2017, you would save	\$12,592.80

FT - HD
1400.01
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Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!



Please include this coupon if you pay by mail or in person. 1-01497-0021

**Department of
Finance**

Pay today the easy way
nyc.gov/payonline

Total amount due by July 3, 2017
If you want to pay everything you owe by July 3, 2017 please pay

\$632,474.11
\$2,511,879.04

Amount enclosed:

#8059976 17060201#

DOUGLAS ELLIMAN PROPERTY MGMT
WESTMINSTER HOUSE OW
675 3RD AVE.
NEW YORK NY 10017-5704

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



**Department of
Finance**

Statement Details

June 2, 2017
Westminster House Ow
35 E. 85th St.
1-01497-0021
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Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$1,575.20

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2017	\$734,597.22
Co-op Condo Abatement	06/02/2017		\$-104,957.13
Housing - Property Registration Fee		07/01/2017	\$13.00
Tax Commission Fee		07/01/2017	\$175.00
Bldg-Signs 103013043		07/01/2017	\$45.00
Madison Avenue BID		07/01/2017	\$1,025.82
Total current charges			\$630,898.91

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2017	\$734,597.22
Co-op Condo Abatement	06/02/2017		\$-104,957.13
Finance-Property Tax		01/01/2018	\$734,597.22
Co-op Condo Abatement	06/02/2017		\$-104,957.13
Finance-Property Tax		04/01/2018	\$734,597.22
Co-op Condo Abatement	06/02/2017		\$-104,957.13
Madison Avenue BID		10/01/2017	\$1,025.82
Madison Avenue BID		01/01/2018	\$1,025.82
Madison Avenue BID		04/01/2018	\$1,025.82
Total tax year charges remaining			\$1,891,997.73

If you want to pay everything you owe by July 3, 2017 please pay \$2,511,879.04
 If you pay everything you owe by July 3, 2017, you would save: \$12,592.80

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: 1-01497-0021 . 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.





**Department of
Finance**

Statement Details

Annual Property Tax Detail

Tax class 2 - Residential, More Than 10 Units	Overall tax rate	School tax Rate	Veteran rate
Current tax rate	12.8920%	7.4600%	5.4320%
Estimated market value \$59,642,000	Billable assessed value	Tax rate	Taxes
Tax before exemptions and abatements	\$22,897,689	X 12.8920%	= \$2,951,970
Basic STAR - School Tax Relief 40 Units	\$-91,200		\$-8,759**
Enhanced STAR - School Tax Relief 5 Units	\$-24,950		\$-2,345**
Veteran Exemption	\$-45,587	5.4320%	\$-2,476
Tax before abatements			\$2,938,390
Co-op/Condo Abatement 121 Units			\$-419,829
Annual property tax			\$2,518,561

** This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at nyc.gov/finance or contact 311.

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 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.

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.

