



# Property Tax Bill

## Quarterly Statement

Activity through November 16, 2018

**Owner name:** 471-476 CENTRAL PARK WEST PROPERTY OWNER, LLC

**Property address:** 475 CENTRAL PARK W.

**Borough, block & lot:** MANHATTAN (1), 01843, 0034

**Mailing address:**

471-476 CENTRAL PARK WEST PROPERTY OWNER,  
256 W. 116TH ST.  
NEW YORK NY 10026-3570

### 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   | \$106,201.19        |
| <b>Total amount due by January 2, 2019</b>                | <b>\$106,201.19</b> |
| <b>Total property tax amount due January 2, 2019 from</b> |                     |
| <b>Situs Companies</b>                                    | <b>\$105,971.19</b> |
| <b>You, the property owner</b>                            | <b>\$230.00</b>     |
| <b>Overpayments/credits on account</b>                    | <b>\$280.70</b>     |

FT - LD  
1400.01  
40 - 1  
144696



Please include this coupon if you pay by mail or in person. 1-01843-0034

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**[nyc.gov/payonline](http://nyc.gov/payonline)**

**Total amount due by January 2, 2019 if you still have a mortgage**  
**Total amount due by January 2, 2019 if you no longer have a mortgage**

\$230.00  
\$106,201.19

**Amount enclosed:**

#851628418111601#

471-476 CENTRAL PARK WEST PROPERTY OWNER, LLC  
256 W. 116TH ST.  
NEW YORK NY 10026-3570

**Make checks payable & mail payment to:**  
NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680



**Department of  
Finance**

**Statement Details**

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471-476 Central Park West Property  
475 Central Park W.  
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| Current Charges                         | Activity Date | Period Date                 | Amount              |
|---|---------------|-----------------------------|---------------------|
| Finance-Property Tax                    |               | 01/01/2019                  | \$113,796.88        |
| SCRIE Rent Stabilization Abatement      | 09/20/2018    |                             | \$-3,224.61         |
| Drie Disability Rent Increase Abate     | 08/24/2018    |                             | \$-1,343.22         |
| Adopted Tax Rate                        |               |                             | \$-3,257.86         |
| <b>Rent Stabilization fee \$10/apt.</b> | <b># Apts</b> | <b>RS fee identifiers</b>   |                     |
| Housing-Rent Stabilization              | 17            | 04/01/2017 010162200 162200 | \$170.00            |
| Housing-Rent Stabilization              | 6             | 04/01/2017 010162400 162400 | \$60.00             |
| <b>Total current charges</b>            |               |                             | <b>\$106,201.19</b> |

| Overpayments/Credits                                   | Activity Date | Period Date | Amount           |
|--|---------------|-------------|------------------|
| Finance-Property Tax                                   |               | 01/01/2015  | \$-280.70        |
| <b>Total overpayments/credits remaining on account</b> |               |             | <b>\$-280.70</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.

**How We Calculated Your Property Tax For July 1, 2018 Through June 30, 2019**

|  |                                |                     |                    |
|--|--------------------------------|---------------------|--------------------|
| Tax class 2 - Residential, More Than 10 Units            | <b>Tax rate</b>                |                     |                    |
| Original tax rate billed June 2018                       | 12.7190%                       |                     |                    |
| New tax rate   | 12.6120%                       |                     |                    |
| <b>Estimated market value \$4,403,000</b>                | <b>Billable assessed value</b> | <b>New Tax rate</b> | <b>Taxes</b>       |
| <b>Tax before exemptions and abatements</b>              | <b>\$1,789,400</b>             | <b>X 12.6120%</b>   | <b>= \$225,679</b> |
| <b>Tax before abatements</b>                             |                                |                     | <b>\$225,679</b>   |
| <b>Annual property tax</b>                               |                                |                     | <b>\$225,679</b>   |
| <b>Original property tax billed in June 2018</b>         |                                |                     | <b>\$227,594</b>   |
| <b>Change in property tax bill based on new tax rate</b> |                                |                     | <b>\$-1,915</b>    |

**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

**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: 1-01843-0034 . 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**

**Statement Details**

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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 3, 2019. 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).

