



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
Unpaid charges, if any	\$0.00
Current charges	\$106,201.19
Total amount due by January 2, 2019	\$106,201.19
Total property tax amount due January 2, 2019 from Situs Companies	\$105,971.19
You, the property owner	\$230.00
Overpayments/credits on account	\$280.70

FT - LD
1400.01
40 - 1
144696



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

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2019 if you still have a mortgage

\$230.00

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

\$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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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
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	17	04/01/2017 010162200 162200	\$170.00
Housing-Rent Stabilization	6	04/01/2017 010162400 162400	\$60.00
Total current charges			\$106,201.19

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

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	Tax rate		
Original tax rate billed June 2018	12.7190%		
New tax rate	12.6120%		
Estimated market value \$4,403,000	Billable assessed value	New Tax rate	Taxes
Tax before exemptions and abatements	\$1,789,400	X 12.6120%	= \$225,679
Tax before abatements			\$225,679
Annual property tax			\$225,679
Original property tax billed in June 2018			\$227,594
Change in property tax bill based on new tax rate			\$-1,915

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.

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 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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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.

