



# Property Tax Bill

## Quarterly Statement

Activity through November 20, 2015

**Owner name:** QUALITY & AFFORDABLEETC  
**Property address:** 143 W. 116TH ST.  
**Borough, block & lot:** MANHATTAN (1), 01901, 0009

**Mailing address:**  
QUALITY & AFFORDABLEETC  
3154 ALBANY CRES  
BRONX, NY 10463-5601

Outstanding Charges	\$0.00
New Charges	\$2,812.64
<b>Amount Due</b>	<b>\$2,812.64</b>

*Please pay by January 4, 2016*

Visit us at [nyc.gov/finance](http://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!

001400.01  
141845



This statement is for your information only.

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  
\$2,812.64

#9151081151120019#

QUALITY & AFFORDABLEETC  
3154 ALBANY CRES  
BRONX NY 10463-5601

Amount enclosed:

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





**Department of  
Finance**

**Statement Details**

November 20, 2015  
Quality & Affordable etc  
143 W. 116th St.  
1-01901-0009  
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Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2016	\$3,495.52
Payment	08/24/2015	New York Commercial Bank	\$-13.00
Drie Disability Rent Increase Abate	11/20/2015		\$-685.10
Adopted Tax Rate			\$15.22
<b>Total amount due</b>			<b>\$2,812.64</b>

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

Tax class 2 - Residential, More Than 10 Units	<b>Tax rate</b>			
Original tax rate billed June 2015	12.8550%			
New tax rate	12.8830%			
<b>Estimated market value \$684,000</b>	<b>Billable assessed value</b>	<b>New Tax rate</b>		<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$295,110</b>	<b>X 12.8830%</b>	<b>=</b>	<b>\$38,019</b>
J-51 Alteration	\$-240,726			\$-31,013
<b>Tax before abatements</b>				<b>\$7,006</b>
<b>Annual property tax</b>				<b>\$7,006</b>
<b>Original property tax billed in June 2015</b>				<b>\$6,991</b>
<b>Change in property tax bill based on new tax rate</b>				<b>\$15</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, 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](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: 1-01901-0009. 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.

