



Property Tax Bill Quarterly Statement

Activity through November 17, 2017

Owner name: 601 ASSOCIATES LLC
Property address: 620 W. 143RD ST.
Borough, block & lot: MANHATTAN (1), 02089, 0045

Mailing address:
SUTTON MANAGEMENT CORP.
601 ASSOCIATES LLC
291 BROADWAY FL. 19
NEW YORK NY 10007-1814

Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$1,727.18
Total amount due by January 2, 2018	\$1,727.18
Total property tax amount due January 2, 2018 from	
Sovereign Bank NY	\$867.18
You, the property owner	\$860.00

FT - LD
1400.01
40 - 1
154112



Please include this coupon if you pay by mail or in person. 1-02089-0045

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2018 if you still have a mortgage
Total amount due by January 2, 2018 if you no longer have a mortgage

\$860.00
\$1,727.18

Amount enclosed:

#814258817111701#

SUTTON MANAGEMENT CORP.
601 ASSOCIATES LLC
291 BROADWAY FL. 19
NEW YORK NY 10007-1814

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

8142588171117 01 1020890045 0000000172718 0000000086000 180102270081001 0



**Department of
Finance**

Statement Details

November 17, 2017
601 Associates LLC
620 W. 143rd St.
1-02089-0045
Page 2

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2018	\$891.08
Adopted Tax Rate			\$-23.90
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	86	01/01/2018 014347900 347900	\$860.00
Total current charges			\$1,727.18

How We Calculated Your Property Tax For July 1, 2017 Through June 30, 2018

Tax class 2 - Residential, More Than 10 Units	Tax rate		
Original tax rate billed June 2017	12.8920%		
New tax rate	12.7190%		
Estimated market value \$13,942,000	Billable assessed value	New Tax rate	Taxes
Tax before exemptions and abatements	\$5,228,550	X 12.7190%	= \$665,019
421a (15 Yr Not Cap)	\$-5,214,726		\$-663,261
Tax before abatements			\$1,758
Annual property tax			\$1,758
Original property tax billed in June 2017			\$1,783
Change in property tax bill based on new tax rate			\$-25

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, 2018. 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.

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: 1-02089-0045 . 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

November 17, 2017
601 Associates LLC
620 W. 143rd St.
1-02089-0045
Page 3

One City Built to Last, Compliance Notification

This Property is required to report on its energy and water consumption for calendar year 2017 by May 1, 2018, in accordance with the NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

For free assistance and answers to your questions about the Benchmarking Law, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call 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 "8" you will need to comply by December 31, 2018. To find your tax block, visit 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>.

