



**Department of
Finance**

Owner name: ROYAL CHARTER PROPERTIES, INC.
Property address: 620 W. 170TH ST.
Borough, block & lot: MANHATTAN (1), 02138, 0155

**Property Tax Bill
Quarterly Statement**

Activity through February 19, 2016

Mailing address:
PRESBYTERIAN HOSP. N. Y.
COMPTROLLER 622 W. 168
NEW YORK, NY 10032

Statement Billing Summary

Previous charges	\$13,811.42
Amount paid	\$-13,811.42
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$0.00
Total amount due by April 1, 2016	\$0.00
Overpayments/credits on account	\$741.26

001400.01
139391



**Department of
Finance**

Total amount due by April 1, 2016

This statement is for your information only.

Pay today the easy way
nyc.gov/payonline

\$0.00

Amount enclosed:

#9046618160219016#

PRESBYTERIAN HOSP. N. Y.
COMPTROLLER 622 W. 168
NEW YORK NY 10032

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





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Statement Details

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Royal Charter Properties, Inc.
620 W. 170th St.
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Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$0.00

Current Charges	Activity Date	Due Date	Amount
Bldg-Elevator 10213800155		04/01/2016	\$100.00
Credit Received	02/19/2016		\$-100.00
Uncollected Funds		04/01/2016	\$40.00
Credit Adjustment	02/04/2016		\$-40.00
Total current charges			\$0.00

Overpayments/Credits	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2016	\$0.00
Overpayment	01/21/2016		\$-12,970.16
SCRIE Rent Stabilization Abatement	12/22/2015		\$-841.26
No Good Check	01/06/2016		\$12,350.16
Credit Applied	02/19/2016		\$720.00
Total credit applied			\$720.00
Total overpayments/credits remaining on account			\$-741.26

Annual Property Tax Detail

Tax class 2 - Residential, More Than 10 Units	Tax rate			
Current tax rate	12.8830%			
Estimated market value \$2,985,000	Billable assessed value	Tax rate		Taxes
Tax before exemptions and abatements	\$1,104,750	X 12.8830%	=	\$142,325
Hospital Staff Hsg	\$-817,515			\$-105,320
Tax before abatements				\$37,005
Annual property tax				\$37,005

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: 1-02138-0155. 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.





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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 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.

Greener, Greater, Building Plan Compliance Notification

This Property is required to benchmark energy and water consumption for calendar year 2015 by May 1, 2016, in accordance with Local Law 84 of 2009. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84. For assistance and answers to your questions about Local Law 84 of 2009, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call (212) 566-LL84 (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 "6" you will need to comply by December 31, 2016. 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 www.nyc.gov/LL87.

