



Property Tax Bill

Quarterly Statement

Activity through November 18, 2016

Owner name: TWO FORTY SIX ETAL
Property address: 248 WADSWORTH AVE.
Borough, block & lot: MANHATTAN (1), 02167, 0071

Mailing address:
TWO FORTY SIX ETAL
248 WADSWORTH AVE.
NEW YORK, NY 10033-2545

Outstanding Charges \$0.00

New Charges \$26,570.16

Amount Due \$26,570.16

Please pay by January 3, 2017

Visit us at nyc.gov/finance or call 311 for more information.

1400.01 Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using
1 mobile wallet!
155141



This statement is for your information only.

**Department of
Finance**

Total amount due by January 3, 2017 if you still have a mortgage
Total amount due by January 3, 2017 if you no longer have a mortgage

\$0.00
\$26,570.16

Amount enclosed:

#947798116111801#

TWO FORTY SIX ETAL
248 WADSWORTH AVE.
NEW YORK NY 10033-2545

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





**Department of
Finance**

Statement Details

November 18, 2016
Two Forty Six Etal
248 Wadsworth Ave.
1-02167-0071
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| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|------------|--------------------|
| Outstanding charges including interest and payments | | | \$0.00 |
| Finance-Property Tax | | 01/01/2017 | \$28,980.82 |
| SCRIE Rent Stabilization Abatement | 09/20/2016 | | \$-2,451.54 |
| Adopted Tax Rate | | | \$40.88 |
| Total amount due | | | \$26,570.16 |

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

| | | | | |
|--|--------------------------------|---------------------|----------|-----------------|
| Tax class 2 - Residential, More Than 10 Units | Tax rate | | | |
| Original tax rate billed June 2016 | 12.8830% | | | |
| New tax rate | 12.8920% | | | |
| Estimated market value \$1,187,000 | Billable assessed value | New Tax rate | | Taxes |
| Tax before exemptions and abatements | \$454,410 | X 12.8920% | = | \$58,583 |
| Tax before abatements | | | | \$58,583 |
| J51 Abatement | | | | \$-580 |
| Annual property tax | | | | \$58,003 |
| Original property tax billed in June 2016 | | | | \$57,962 |
| Change in property tax bill based on new tax rate | | | | \$41 |

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, 2017. 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: 1-02167-0071. 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.

