



# Property Tax Bill

## Quarterly Statement

Activity through November 30, 2012

**Owner name:** 1715 NELSON AVE. HOUSING DEVEL CORP.  
**Property address:** 1713 NELSON AVE.  
**Borough, block & lot:** BRONX (2), 02876, 0131

**Mailing address:**  
1715 NELSON AVE. HOUSING DEVEL CORP.  
1715 NELSON AVE. APT. 1H  
BRONX, NY 10453-7059

### Statement Billing Summary

Previous charges	\$317,577.04
Amount paid	\$0.00
Interest	\$7,285.50
<b>Unpaid charges, if any</b>	<b>\$324,862.54</b>
Current charges	\$13,991.61
<b>Total amount due by January 2, 2013</b>	<b>\$338,854.15</b>
Charges you can pre-pay	\$13,411.00
<b>If you want to pay everything you owe by January 2, 2013 please pay</b>	<b>\$352,176.64</b>
If you pay everything you owe by January 2, 2013, you would save	\$88.51

Did you know you can pay your property taxes through your bank's website or online bill pay site?  
It's safe, fast, and easy! See reverse side for details.

001400.01  
14040  
\*\*\*The Department of Environmental Protection records indicate that you have not paid your water bill\*\*\*  
\*\*\*Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.\*\*\*



Please include this coupon if you pay by mail or in person. 2-02876-0131

**Pay today the easy way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**

**Total amount due by January 2, 2013**  
**If you want to pay everything you owe by January 2, 2013 please pay**

\$338,854.15  
\$352,176.64

#BWNFFBV  
#9142829121130019#

1715 NELSON AVE. HOUSING DEVEL CORP.  
1715 NELSON AVE. APT. 1H  
BRONX NY 10453-7059

**Amount enclosed:**

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



Previous Charges	Date	Amount
Total previous charges including interest and payments		\$324,862.54

Current Charges	Activity Date	Date	Amount
Finance-Property Tax		01/01/2013	\$13,933.78
Adopted Tax Rate			\$-522.78
Housing-Emergency Repair		04/26/2012	\$580.61
Total current charges			\$13,991.61

Charges You Can Pre-pay	Activity Date	Date	Amount
Finance-Property Tax		04/01/2013	\$13,933.78
Adopted Tax Rate			\$-522.78
Total charges you can pre-pay			\$13,411.00

**How We Calculated Your Property Tax For July 1, 2012 Through June 30, 2013**

Tax class 2 - Residential, More Than 10 Units	Tax rate			
Original tax rate billed June 2012	13.4330%			
New tax rate	13.1810%			
Estimated market value	\$1,505,000	Billable assessed value	New tax rate	Taxes
Tax before exemptions and abatements		\$564,300	X 13.1810%	= \$74,380
Div of Alt Mgmt Prog		\$-149,388		\$-19,691
Tax before abatements				\$54,689
Annual property tax				\$54,689
Original property tax billed in June 2012				\$55,735
Change in property tax bill based on new tax rate				\$-1,046

**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: 2-02876-0131. 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.



**Greener, Greater Building Laws**

The building(s) on this property are required to benchmark energy consumption for calendar year 2012 by May 1, 2013 in accordance with Local law 84 of 2009. This property is also required to perform Energy Audits and Retro-Commissioning per Local law 87 of 2009, beginning for specific properties in 2013. For a detailed explanation of the benchmarking law visit [www.nyc.gov/LL84](http://www.nyc.gov/LL84) and for the energy audits/retro-commissioning law, visit [www.nyc.gov/LL87](http://www.nyc.gov/LL87).

