



# Property Tax Bill

## Quarterly Statement

Activity through June 16, 2020

**Owner name:** DIVERSITY HOUSES HOUSING DEVEL. FUNDING CO.,  
INC.

**Property address:** 229 EAST 3 STREET

**Borough, block & lot:** MANHATTAN (1), 00386, 0056

**Mailing address:**

DIVERSITY HOUSES HOUSING DEVEL. FUNDING CO.  
228 E. 3RD ST.  
NEW YORK NY 10009-7584

Outstanding Charges \$8,341.43

New Charges \$8,124.52

**Amount Due \$16,465.95**

*Please pay by July 1, 2020*

PTS - LD  
1400.01  
40 - 0 - 2  
171

Your property tax payment agreement is in default due to one or more missing payments. You may reinstate your agreement by paying 20% of your total amount due or by showing that extenuating circumstances contributed to your default. Otherwise, you must wait five years for a new payment agreement and you are at risk for having your unpaid tax lien sold.



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00386-0056

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**

**Total amount due by July 1, 2020**

\$16,465.95

**If you want to pay everything you owe by July 1, 2020 please pay**

\$32,205.76

**Amount enclosed:**

#800017320061601#

DIVERSITY HOUSES HOUSING DEVEL. FUNDING CO., INC.  
228 E. 3RD ST.  
NEW YORK NY 10009-7584

**Make checks payable & mail payment to:**

NYC Department of Finance  
59 Maiden Lane - Agreement Section, 19th Floor  
New York NY 10038-4502

**You Have A Payment Agreement**

|                                      |                                 |                                        |                                        |                                           |
|--------------------------------------|---------------------------------|----------------------------------------|----------------------------------------|-------------------------------------------|
| Agreement<br>Number<br>0000000064699 | Agreement<br>Date<br>05/14/2013 | Original<br>Amount Due<br>\$217,806.24 | Remaining<br>Amount Due<br>\$15,567.83 | Quarterly<br>Payment Amount<br>\$8,298.42 |
|--------------------------------------|---------------------------------|----------------------------------------|----------------------------------------|-------------------------------------------|

Installment payments due are \$8,298.42 of total amount due by July 1, 2020

| Payment Agreement                       | Amount     |
|-----------------------------------------|------------|
| Total payment agreement installment due | \$8,298.42 |

| Previous Charges                                       | Amount  |
|--------------------------------------------------------|---------|
| Total previous charges including interest and payments | \$43.01 |

| Current Charges                    | Activity Date | Due Date   | Amount            |
|------------------------------------|---------------|------------|-------------------|
| Finance-Property Tax               |               | 07/01/2020 | \$8,111.52        |
| HPD-Property Registration Fee- Fee |               | 07/01/2020 | \$13.00           |
| <b>Total current charges</b>       |               |            | <b>\$8,124.52</b> |

| Tax Year Charges Remaining                                              | Activity Date | Due Date                  | Amount             |
|-------------------------------------------------------------------------|---------------|---------------------------|--------------------|
| Finance-Property Tax                                                    |               | 01/01/2021                | \$8,111.52         |
| <b>Rent Stabilization *</b>                                             | <b># Apts</b> | <b>RS fee identifiers</b> |                    |
| Rent Stabilization Fee- Chg                                             | 22            | 01/01/2021 14282400       | \$440.00           |
| <b>Total tax year charges remaining</b>                                 |               |                           | <b>\$8,551.52</b>  |
| <b>If you want to pay everything you owe by July 1, 2020 please pay</b> |               |                           | <b>\$32,205.76</b> |
| If you pay everything you owe by July 1, 2020, you would save:          |               |                           | \$81.12            |

| Overpayments/Credits | Activity Date | Due Date   | Amount    |
|----------------------|---------------|------------|-----------|
| Refund Available     |               | 07/01/2019 | \$-689.52 |
| Credit Applied       | 05/21/2020    |            | \$689.52  |
| Refund Available     |               | 07/01/2019 | \$-689.52 |
| Credit Applied       | 05/21/2020    |            | \$689.52  |
| Credit Balance       |               | 07/01/2019 | \$-180.68 |



| Overpayments/Credits                                   | Activity Date | Due Date                    | Amount        |
|--------------------------------------------------------|---------------|-----------------------------|---------------|
| Credit Applied                                         | 11/16/2019    |                             | \$180.68      |
|                                                        |               | <i>Total credit applied</i> | \$1,559.72    |
| <b>Total overpayments/credits remaining on account</b> |               |                             | <b>\$0.00</b> |

#### Annual Property Tax Detail

|                                              |                      |                    |
|----------------------------------------------|----------------------|--------------------|
| Tax class 2 - Residential More Than 10 Units | <b>Overall</b>       |                    |
| Current tax rate                             | <b>Tax Rate</b>      |                    |
| <b>Estimated Market Value</b> \$2,141,000    | 12.4730%             |                    |
|                                              |                      | <b>Taxes</b>       |
| <b>Billable Assessed Value</b>               | <b>\$867,100</b>     |                    |
| 420-C Housing                                | -737,035.00          |                    |
| <b>Taxable Value</b>                         | \$130,065 x 12.4730% |                    |
| <b>Tax Before Abatements and STAR</b>        | \$16,223.04          | <b>\$16,223.04</b> |
| <b>Annual property tax</b>                   |                      | <b>\$16,223.04</b> |

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

"The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.





**Department of Finance**

Treasury & Payment Services Division  
59 Maiden Lane  
New York, NY 10038

June 16, 2020

**Re: Your corrected property tax bill is enclosed**

Dear Property Owner or Agent,

We are writing to inform you that the New York City Department of Finance has corrected an error on your property tax bill due July 1, 2020.

The bill that you previously received included interest charges that were not correct. We apologize for this error and any confusion or inconvenience it may have caused you.

Enclosed please find a revised bill with the correct amount that you owe. You can pay your bill online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay), or follow the instructions on the bill to submit your payment by mail.

Thank you in advance for your timely payment. If you have questions about this letter, please contact the Department of Finance via our online customer service portal, [www.nyc.gov/dofaccount](http://www.nyc.gov/dofaccount).

Sincerely,

The Treasury and Payment Services Division  
New York City Department of Finance

Encl.: Your corrected property tax bill