

By Email & Regular Mail

1/9/2024

Shareholders  
300 West 23<sup>rd</sup> Street Owners Corp.  
300 West 23<sup>rd</sup> Street  
New York, NY 10011

**Re: 300 West 23<sup>rd</sup> Street - 2023/2024 Real Estate Tax Abatement**

Dear Shareholders:

New York State provides a real estate tax abatement for cooperative apartment corporations to offset a disparity in the way they are taxed as compared to single family homes. The abatement is then passed through to *eligible* shareholders.

As in prior years, the 2024 operating budget includes an assessment approximately equal to the total tax abatement. For qualifying shareholders, both the abatement and the assessment will be reflected in the same month later this year. *Please note that if you are eligible for the abatement, your maintenance will be close to its usual amount, but even if you are not eligible for the abatement, you will still be subject to the assessment.*

Shareholders are not eligible for the abatement if the apartment is used as an office, or it is not your primary residence or if you purchased your apartment after January 5, 2023. Apartments owned by trusts are eligible if it is the primary residence of the beneficiary of trust, trustee or life estate holder.

This office has been advised by the New York City Department of Finance (DOF) that your apartment is not entitled to receive a tax abatement. If this is accurate, you do not need to do anything. If you believe that you qualify, we can advise the DOF to review its decision concerning your eligibility, provided that you act quickly.

In order for this office, on your behalf, to request that the NYC DOF to review its decision that disqualified you and to change the status of your apartment to be eligible, we will need a written response from the owner stating that the apartment listed above is in fact your primary residence, or otherwise eligible. Please include a copy your voter registration or ID with your letter (In some instances, the DOF may request the NYS tax return) to [Taxabatement@ellimanpm.com](mailto:Taxabatement@ellimanpm.com) and copy me at [Amelia.Ahne@ellimanpm.com](mailto:Amelia.Ahne@ellimanpm.com) . Please include your address, **apartment# and the words Tax Abatement in the subject line of your email.** Without an affirmative response **by January 18, 2024**, a real estate tax rebate will not be issued by the NYC Department of Finance through this office; a late response will defer any rebate until the following year.

Should there be any questions please feel free to contact me at [Amelia.Ahne@ellimanpm.com](mailto:Amelia.Ahne@ellimanpm.com) or 212-692-6156.

Very truly yours,  
Amelia Ahne