

YEAR
2026/27
BOROUGH
Manhattan

BLOCK
1348

LOT
35
GROUP #
115

HIGH VALUE
 COPY

REVIEWED BY



TAX COMMISSION OF THE CITY OF NEW YORK
1 Centre Street, Room 2400, New York, NY 10007



APPLICATION FOR CORRECTION OF ASSESSED VALUE
OF TAX CLASS TWO OR FOUR PROPERTY

TC 101
2026/27

READ TC600 AND THE SEPARATE INSTRUCTIONS (TC101 INS) BEFORE YOU BEGIN. COMPLETE ALL PARTS OF THE FORM. ANSWER "YES" OR "NO" TO QUESTIONS MARKED ◆.
NOTE: A \$175 FEE IS REQUIRED FOR APPLICATIONS WHERE THE 2026/27 ASSESSED VALUE ON THE NOTICE OF PROPERTY VALUE IS \$2 MILLION OR MORE.
DO NOT PAY THE FEE WITH THIS APPLICATION. SEE TC600 FOR MORE INFORMATION.

1. PROPERTY IDENTIFICATION - A separate application is required for each tax lot.

BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island)	BLOCK	LOT	ASSESSMENT YEAR
Manhattan	1348	35	2026/27

FULL ADDRESS OF PROPERTY (WITH ZIP CODE)

336 East 56 Street, New York, NY 10022 (New York)

Lot is filing consolidated income and expense schedule with one or more other blocks and lot(s). (TC166 must be filed.)

2. APPLICANT - The Applicant must be an owner or other person adversely affected by the assessment, not an attorney or agent.
See TC600 "Who May Apply".

Name of Applicant CHARLES HENRY PROPERTIES LLC

◆ Is Applicant an owner/title holder of entire property? Yes If YES, is the entire property subject to a net lease? No See TC101 Instructions.

◆ Is Applicant a lessee (tenant) of entire property who pays all property charges and is not barred from contesting the assessment? No If YES, check box (a) or (b).

(a) Lease from unrelated owner or sublease. Provide lease information on Form TC200 or TC201. See TC101 Instructions.

(b) Lease from a related owner. Specify Applicant's relation to owner _____

If neither owner nor lessee of entire property, explain Applicant's relation to property _____ and submit Form TC200.

FAILURE TO SUBMIT FORM TC200 WILL RESULT IN DENIAL OF A REVIEW OF YOUR APPLICATION.

◆ Does Applicant claim eligibility for review without filing an income schedule (TC201, TC203, TC208 or TC214) or net lease rent on TC200? No

If YES, specify the reason: _____

◆ If YES and property is 4, 5, or 6-unit exclusively residential property, is any part of the property rented or being offered for rent as of January 5, 2026? (Y/N)

If YES, enter _____ % floor area at or above grade that is rented or offered for rent and enter the 2025 gross rent: \$ _____

If TC101 is filed after March 2, application is eligible for review because filing is within 20 calendar days of: Apportionment notice Notice of increase

You must attach a copy of the apportionment notice or notice of increase from the Finance Dept.

3. REPRESENTATION - Complete this section even if you will represent yourself.

PHONE NO.	FAX NO.	GROUP #, IF ANY
(212) 532-0222	(212) 532-0224	115

NAME OF INDIVIDUAL OR FIRM TO BE CONTACTED

Berger, Goldberg, Friedman & Perlman, P.C.

GROUP #, IF ANY

115

MAILING ADDRESS

240 Madison Avenue, 7th Floor, New York, New York 10016

EMAIL ADDRESS

ADMIN@BGFP-LAW.COM

The person listed is: The Applicant An attorney Other Representative Employee or officer of owner legal entity named in Pt. 2

4. ATTACHMENTS - List all schedules and documents attached to this application. Number the pages.

TC201 TC309 TC203 TC200 TC208 TC230 TC214 OTHER: _____

Lot is consolidated. See attachments to application for block _____ lot _____. Last page number _____

Attach a statement of facts and other documents supporting your market value estimate or submit them at hearing. If you request review on papers in Part 5, submit supporting facts and other documents with the application.

5. HEARING REQUEST - Check only one box.

Review on papers submitted without a personal hearing Video conference using Microsoft Teams Personal hearing in Manhattan
 Telephone hearing.

6. CLAIMS OF UNEQUAL OR EXCESSIVE ASSESSMENT

Applicant objects to the assessment on the grounds that it is (i) unequal or (ii) excessive because the assessment exceeds the full value of the property or statutory limits on increases, as follows:

a. Tentative actual assessment \$ 848,104 b. Applicant's estimate of market value \$ 212,000

c. Estimated class assessment ratio: 15 % d. Requested assessment: \$ 31,800

Applicant also objects to the assessment on the following grounds: UNEQUAL - 1) assessment at higher proportionate valuation than; a) all property on same roll and all property on tax rolls of the city; b) property of like character in section; c) other property in same class on same roll by same officers; 2) extent of unequal assessment; (assessment) minus (claimed full value times 15%). EXCESSIVE - 1) extent: (assessment) minus (claimed full value); 2) entitled property failed to receive all or part of partial exemption; 3) failure to comply with RPTL 1805 limitations on increase and methods of computing transition assessment. UNLAWFUL - 1) unlawful use of defective classification statute; 2) failure to: a) equalize between boroughs and/or sections intra and/or inter class; b) assess at full value; c) assess at a uniform percentage of value; d) adhere to constitutional tax rate limits; e) establish proper base and adjusted base proportion; f) specify on roll if assessment increased under RPTL 1805 (3); g) adhere to RPTL 489 (9) limits on an assessment; 3) assessment unlawfully set based on percentage of gross sales price; 4) RPTL 720 (3) unlawful; 5) property misclassified. MISCLASSIFIED - a) property misclassified as being in class two or four instead of appropriate class; b) class designation results in incorrect allocation of parcel's assessed valuation between two or more classes.

Do not use this form to claim unlawful assessment, misclassification, or full or partial exemption; use Form TC106.

DATE RECEIVED 

IMPORTANT: Signer's Initials . You must initial this page if you do not use a two-sided application form.

TC 101

7. PROPERTY DESCRIPTION AS OF JANUARY 5, 2026 - Property uses, retail units, dwellings, parking spaces.

NUMBER OF BUILDINGS 1	NUMBER OF STORIES ABOVE GRADE 4	YEAR OF CONSTRUCTION 1910
NUMBER OF DWELLING UNITS 6	NUMBER OF RETAIL UNITS 0	NUMBER OF VEHICLE PARKING SPACES Indoor: 0 Outdoor: 0
YEAR OF PURCHASE 2013		NUMBER OF VEHICLE PARKING SPACES PAID Indoor: 0 Outdoor: 0

USES (residential, office, retail, hotel, loft, factory, warehouse, storage, garage, theater, etc.).

FLOORS 3 - 4 RESIDENTIAL

SECOND FLOOR RESIDENTIAL

FIRST FLOOR PROFESSIONAL OFFICE

BASEMENTS

OUTDOOR SPACE (e.g. cell tower/telecom equipment, signage, generators)

8. APPROXIMATE GROSS FLOOR AREA AS OF JANUARY 5, 2026

FLOOR	ALL USES (ABOVE GRADE)	RETAIL	GARAGE	OFFICES
FLOORS 3 - 4	1,872 sq. ft.	sq. ft.	sq. ft.	sq. ft.
SECOND FLOOR	936 sq. ft.	sq. ft.	sq. ft.	sq. ft.
FIRST FLOOR	936 sq. ft.	sq. ft.	sq. ft.	936 sq. ft.
BASEMENTS		sq. ft.	sq. ft.	sq. ft.
TOTAL AREA	3,744 sq. ft.	sq. ft.	sq. ft.	936 sq. ft.

9. USE BY APPLICANT

◆ On January 5, 2026, was any of the property used by the Applicant or related persons? Yes. If YES, complete this Part 9.

Use by Applicant: Entire property. Part. Specify location in building GROUND FLOOR AND APT 1

Approximate nonresidential gross floor area used by Applicant 936 sq. ft., of which first floor 936, basement 0

Describe Applicant's use: PROFESSIONAL OFFICE AND RESIDENTIAL

See instructions if used as a department store, public parking garage or lot, theater or hotel.

10. SALE, DEMOLITION OR CONSTRUCTION AFTER JANUARY 5, 2024 - Failure to answer BOTH questions will result in denial of review.

◆ Has the property or an interest in it been bought, sold, transferred Yes No To be provided at or before hearing (see instructions). If YES, submit TC230 or TC200 (submit TC200 for transfers between related parties only).

◆ After January 5, 2024, has there been any construction, demolition or major alteration work or have plans for demolition or a new building been filed with the Buildings Dept.? Yes No If YES, submit Form TC200.

11. SIGNATURE AND OATH

BOROUGH Manhattan BLOCK 1348 LOT 35

This application must be signed by an individual having personal knowledge of the facts who is the Applicant, a fiduciary, an agent, or an officer of a corporation, a general partner of a partnership or a member or manager of a limited liability company (LLC), which legal entity either is the Applicant, or a general partner or member or manager of the Applicant. See instructions. NOTE: Forms TC200, TC244 and/or a Power of Attorney may be required. If required and not attached to this application, it will be dismissed.

Signer is (check one of boxes i-vii below): If box (v) or (vi) is checked, Mark application "Special Counsel Review" on the top of page 1.

- i. The Applicant named in Part 2. (Check this box only if Applicant is an individual.) ii. Officer of corporate Applicant named in Part 2.
- iii. General partner of partnership Applicant named in Part 2. iv. Member or manager of, or individual officer of LLC Applicant named in Part 2.
- v. An attorney, employee, property manager or other agent for the Applicant named in Part 2. **TC244 and a notarized power of attorney must be attached.**
- vi. Fiduciary. Specify fiduciary's relationship to Applicant _____ **Form TC200 may be required. See TC200INS (instructions).**
If signing as fiduciary for a corporation, partnership or LLC, enter name of entity: _____
- vii. An officer, general partner, or member or manager of an entity that is the general partner, member or manager of the Applicant.

Enter name of entity, relationship to Applicant and signer's title: Name of entity _____

Relationship to Applicant _____ Signer's Title _____

OATH I have read this entire application before signing below, including all instructions, whether on this form or on another. I am personally responsible for the accuracy of the information provided on this application and on any attachments, and I certify that all such information is true and correct to the best of my knowledge and belief. I also understand that such information is subject to verification, is being relied upon by the City of New York and that the making of any willfully false statement of material fact on this application or any attachments will subject me to the provisions of the penal law relevant to the making and filing of false statements.

PRINT CLEARLY NAME
OF PERSON SIGNING: CLAUDE SIMON

SIGNER'S
TITLE: OPERATING MANAGER

Signed: X Clau Simon

Date 2-4-26

County New York

State New York

Date 2/4/26

Sworn to before me (signature of notary): X Kim E. Klein

KIM E. KLEIN
Notary Public, State of New York
Sullivan County Clerk's No. 336
Commission Expires Feb. 27 2028

NOTARY STAMP

YEAR 2026/27	BOROUGH _____	BLOCK 1348	LOT 35	GROUP # 115	<input type="checkbox"/> High Value	REVIEWED BY _____
-----------------	------------------	---------------	-----------	----------------	-------------------------------------	----------------------

TAX COMMISSION OF THE CITY OF NEW YORK
1 Centre Street, Room 2400, New York, NY 10007

INCOME AND EXPENSE SCHEDULE FOR RENT-PRODUCING PROPERTY

TC201
2026/27

ATTACH TO AN APPLICATION. TC201 IS NOT VALID IF FILED SEPARATELY. READ TC201 INSTRUCTIONS BEFORE YOU BEGIN.
 COMPLETE ALL PARTS OF TC201. ANSWER ALL QUESTIONS MARKED **◆**.

ALL INCOME FROM THE PROPERTY, WHATEVER ITS SOURCE, MUST BE REPORTED IN PARTS 6-9 ON PAGE 2.

1. PROPERTY IDENTIFICATION

BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island)	BLOCK 1348	LOT 35	TAX COMM. GROUP NO. 115	ASSESSMENT YEAR 2026/27
---	---------------	-----------	----------------------------	----------------------------

a. ◆ If property is a condominium, does this schedule cover all lots listed on Form TC109? _____ (Y/N). If yes, skip section b.

b. ◆ Does this schedule cover more than one tax lot? N (Y/N). If yes, state total number of lots _____, and list block and lot numbers:
 Block _____ Lots _____ Block _____ Lots _____
 Block _____ Lots _____ Block _____ Lots _____
 Check if applicable: Additional lots are listed on page _____ All lots are contiguous All lots are operated as a unit

c. ◆ Does this schedule report occupancy and income for the entire tax lot (or lots)? 1 (Y/N). If no, describe portions not covered and reason for omission: _____

2. CURRENT YEAR REPORTING PERIOD AND ACCOUNTING BASIS

ACCOUNTANT'S CERTIFICATION FORM TC309 MAY BE REQUIRED SEE INSTRUCTIONS

Current year reporting period: From _____ / _____ / _____ to _____ / _____ / _____ Accounting basis: Cash Accrual
 Has the accounting basis changed from the prior reporting period? Y N

3. RESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2026 - Number of dwelling units, rent by type of occupancy.

TYPE OF OCCUPANCY	NUMBER OF UNITS	MONTHLY RENT
RENTED, REGULATED	1	\$ 627.01
RENTED, UNREGULATED	5	\$ 12,800.00
OWNER OCCUPIED/SUPER'S APT.	0	\$ 0.00
VACANT	0	\$ 0.00
TOTAL	6	\$ 13,427.01

◆ Does rent reported include all recurring charges, such as parking, subsidies and SCRIE abatements? Y

4. NONRESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2026 - Approximate gross Sq. Ft.

FLOOR	APPLICANT OR RELATED SQ. FT.	RENTED SQ. FT. (UNRELATED)	VACANT SQ.FT. RENTABLE	GROSS SQUARE FOOTAGE
FLOOR 3-	SQ.FT.	SQ.FT.	SQ.FT.	0 SQ.FT.
2 ND FLOOR	SQ.FT.	SQ.FT.	SQ.FT.	0 SQ.FT.
1 ST FLOOR	950 SQ.FT.	SQ.FT.	SQ.FT.	950 SQ.FT.
BASEMENT	250 SQ.FT.	SQ.FT.	SQ.FT.	250 SQ.FT.
NON-RESIDENTIAL TOTAL SQ. FT.	1,200 SQ.FT.	0 SQ.FT.	0 SQ.FT.	1,200 SQ.FT.

5. LEASE INFORMATION AS OF JANUARY 5, 2026

◆ Is the entire tax lot (or lots) or the entire land portion of the tax lot (or lots) subject to an arms-length (i.e., between unrelated parties) lease? N (Y/N). If YES, complete this Part 5. Gross Lease Net Lease Ground Lease

◆ If the Applicant is the lessee(tenant), does Applicant receive any rental income from the property? _____ (Y/N). If YES, Applicant must complete Parts 6 through 10 on page 2. If NO, complete this Part or report lease information on Form TC200.

LESSOR (LANDLORD)	IF NOT OWNER OF RECORD, DESCRIBE RELATION TO PROPERTY
LESSEE (TENANT)	IF NOT APPLICANT, DESCRIBE RELATION TO APPLICANT

Term of lease: from _____ / _____ to _____ / _____ Annual rent \$ _____

Start date of annual rent stated: _____ / _____. End date of annual rent stated _____ / _____. End date of lease option: _____ / _____.

◆ Does lessor receive any sums in addition to annual rent stated? _____ (Y/N). If yes, state additional sums here: \$ _____

◆ Does lessor pay any of the operating expenses or real estate taxes? _____ (Y/N). If yes, specify: _____

◆ Is the lease a lease of the land portion of the property only? _____ (Y/N).

6. INCOME INFORMATION		BOROUGH/BLOCK/LOT / 1348 / 35	Prior year	Current year	
a. Residential:	Regulated			\$7,360	a.
	Unregulated			\$152,500	
Subtotal residential income				\$159,860	
b. Office					b.
c. Retail (including storefront professional offices, banks, restaurants)				\$35,000	c.
d. Loft					d.
e. Factory					e.
f. Warehouse					f.
g. Storage					g.
h. Garage/parking					h.
SUBTOTAL				\$194,860	
i. Owner-occupied or owner-related space				\$24,500	i.
j. Ancillary Income: 1. Operating escalation					j.
2. Real estate tax escalation					
3. Sale of utility services					
4. Sale of other services					
5. Government rent subsidies					
6. Signage/billboard					
7. Cell towers/ telecommunications equipment					
k. Other (specify) <input type="checkbox"/> Details Attached.				\$0	k.
I. TOTAL GROSS INCOME				\$219,360	i.
7. EXPENSE INFORMATION					
a. Fuel				\$900	a.
b. Light and power				\$8,902	b.
c. Cleaning contracts					c.
d. Wages and payroll				\$0	d.
e. Repairs and maintenance				\$9,527	e.
f. Management and administration				\$3,000	f.
g. Insurance (annual)				\$16,180	g.
h. Water and sewer				\$915	h.
i. Advertising					i.
j. Interior painting and decorating					j.
k. Amortized leasing and tenant improvement costs					k.
l. Miscellaneous expenses (from Part 9)				\$7,409	l.
m. EXPENSES BEFORE REAL ESTATE TAXES (add lines a through l)				\$46,833	m.
n. Real estate taxes (before any abatements)				\$97,662	n.
o. TOTAL EXPENSES (add lines m and n)				\$144,494	o.
8. NET PROFIT (OR LOSS)					
a. Net before real estate taxes (subtract Part 7 line m from Part 6 line l)				\$172,527	a.
b. Net after real estate taxes (subtract Part 7 line o from Part 6 line l)				\$74,865	b.
9. ITEMIZATION OF MISCELLANEOUS EXPENSES (do not include mortgage payments or depreciation)					
ITEM	AMOUNT	ITEM	AMOUNT		
Travel	\$111	Telephone/Internet			
License	\$405				
Accounting	\$1,250				
Legal	\$4,050				
10. TENANTS' ELECTRICITY					
◆ Do tenants obtain electricity from the applicant or a related person? <u>N</u> (Y/N)					
◆ Is there a separate charge for electricity in addition to the rent? <u>N</u> (Y/N)					

TC201 SECTION (6) LINE (K) ATTACHED DETAILS

BOROUGH	BLOCK	LOT	ADDRESS	CLIENT ID
	1348	35		

TC201 6. INCOME INFORMATION (ONLY FILL OUT IF OTHER INCOME IS REPORTED IN 6 (k))

	Description	Prior Year	Current Year
1			
2			
3			
4			
5			
6			
TOTAL			\$0