

RPIE 2025 - Verify Parcel Information

Our system shows you are required to submit RPIE 2025 filing.

Please verify that you have selected the correct property.

If the mailing address shown below is incorrect, you may submit an . Please note that an address change may no

BBL

1-01348-0035

Property Address

336 EAST 56 STREET

Owner

CHARLES HENRY PROPERTIES, LLC

534 W 42ND ST

APT 8

NEW YORK NY 10036-6221

Please enter the following information for the filer of this application:

Filer Information

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section A - Owner/Filer Information

Owner's Name:

CHARLES HENRY PROPERTIES, LLC

Owner EID Type:

EIN ▼

EID #:

Note: EIN/ITIN/SSN will not show on printouts.

Add Additional Owner?:

☐

Filer's Name:

Claude Simon

Filer's EID type:

SSN ▼

EID #

Note: EIN/ITIN/SSN will not show on printouts.

Filer's Relationship to the Property:

Owner ▼

Section B - Contact Information

Is the filer of this application also
the contact person?



Phone:

(212)683-9300

Email:

claude@charleshenryproperties.com

Property Identification Details

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section C - Consolidated Lots

Is this filing for consolidated lots?

No ▼

Consolidated lot filings apply to two or more properties that meet the following criteria:

- Operate as a single economic unit.
- Are located in the same borough.
- Share the same ownership.
- Have the same tax class. (Tax Class:2B)
- Are all hotels, if one is a hotel.
- Are located on contiguous lots.

*Contiguous lots are those that share either an edge or boundary, and are neighboring, adjacent, or adjoining.
This definition can include nearby lots within the same tax block or those separated by roads or paths.*

Exclusions

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section D - RPIE Exclusions

I am not required to file an RPIE for this year because my property:

- ☐ a. has an **actual assessed value** of \$40,000 or less.
- ☐ b. is **exclusively residential** with 10 or fewer apartments.
- ☒ c. is **primarily residential** with six or fewer apartments, no more than one commercial unit, and is in **Tax Class 2B**
- ☐ d. is a **residential cooperative** apartment building with less than 2,500 square feet of commercial space).
- ☐ e. is a **residential unit** that was **sold** and is **not owned by the sponsor**.
- ☐ f. is rented exclusively to a **related person or entity**.
- ☐ g. is **occupied exclusively by the owner** but is not a department store with 10,000 or more gross square feet of retail space; a parking garage or lot; a power plant or other utility property; a self-storage warehouse; a gas station or other business.
- ☐ h. is owned and used exclusively by a **fully tax-exempt not-for-profit organization or government entity** and does not produce income.
- ☐ i. is **vacant or uninhabitable** and non-income-producing for the entire year.
- ☐ j. is **vacant, non-income-producing** land.
- ☐ k. The **owner** has not operated the property and is without knowledge of the income and expenses for the **year** of the reporting period.

Our system shows that you are NOT required to proceed further. Do you wish to voluntarily submit a filing?

RPIE - Short Form

BBL:
Address:
Assessed Value (\$)
Building Square Feet
Use:

Section SF - Short Form

You are not eligible to file a **SHORT FORM**.

Please click **NEXT** to continue to the **REGULAR FORM**.

Property Use

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section E - Property Use and Vacancy Information

Is your property subject to valuation under ?

1. Description:

Below are the # of
units DOF has on file.
To request for
correction, please visit
.

a. Total Number of Units

7

b. Number of Residential Units

6

6

c. Number of Commercial Units

1

2

d. Number of Buildings

1

e. Number of Outdoor Parking
Spaces

0

f. Number of Indoor Garage Spaces

0

g. Year of Purchase

2013

% Vacant

Below is the sq.ft
DOF has on file. To
request for correction,
please visit .

2. Residential

0

2,808

3. Office

0

0

4. Retail Tenants

0

936

5. Loft

0

0

6. Factory

	0	0	
7.	Warehouse	0	0
8.	Storage	0	0
9.	Garage/Parking	0	0
10.	Description	0	
11.	Description	0	
12.	Description	0	
13.	Description	0	

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section H - Lease and Occupancy

***If you are filing as a property owner and you have multiple tenants with different lease agreements and all tenants do not pay triple net expenses, please do not fill out SECTION H and continue onto SECTION J.**

1. Does the tenant lease the entire property? ☐ Yes ☒ No
2. Does the tenant pay utility expenses? ☒ Yes ☐ No
3. Does the tenant pay maintenance and repair expenses? ☐ Yes ☒ No
4. Does the tenant pay property tax for the space occupied? ☐ Yes ☒ No
5. What is the annual rent to the property owner?
6. Is the net lessee or owner related party subleasing any of the property? ☐ Yes ☐ No
7. Are you filing as a ground lessor? ☐ Yes ☐ No
8. Owner Occupancy:
 - a. Is any part of this property owner-occupied or occupied by a related party? ☐ Yes ☐ No

BBL:

Address:

Assessed Value (

Building Square F

Use:

Income and Expense Statement

WITH STORES

Section I - Reporting Period

The Income and Expense Statement is for:

Full Calendar Year



Section J - Income from Real Estate

1. Residential

of Units

Actual Income

a. Regulated

1

7,359

b. Unregulated

5

152,500

c. Total Residential

6

159,859

of Units

Actual Income

2. Office

0

0

3. Retail

1

35,000

4. Loft

0

0

5. Factory

0

0

6. Warehouse

0

0

7. Storage

0

0

8. Garage/Parking

0

0

9. Owner-Occupied or
Owner-Related

1

24,500

Ancillary Income

of Units

Actual Income

Operating Escalation

0

Real Estate Tax Escalation

0

Sale of Utility Services

0

Sale of Other Services

0

Government Rent Subsidies

0

Signage/Billboard

0

0

Cell Towers

0

0

Other

of Units

Actual Income

Description

0

0

Description

0

0

Description

0

0

Total Income

219,359

Income and Expense

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section K - Income from Business

1. Merchandise Income (\$ per year)

0

2. Food and Beverage

0

3. Parking

0

4. Automotive Fuel

0

5. Admissions

0

6. Other Sales

8,396

7. Department Store Sales

a. Gross Department Store Sales

0

b. Returns and Refunds

(Deduct from Department Store Sales)	0
c. Leased Departments	0
d. Net Department Store Sales	0
8. Total Income from Business	8,396

BBL:

Address:

Assessed Value (

Building Square F

Use:

Income and Expense

Section L(I) - Property Operating Expenses

1. Fuel Expenses (\$ per year)	242,494
2. Light and Power	8,470
3. Cleaning Contracts	0
4. Wages and Payroll	0
5. Repairs and Maintenance	6,526
6. Management and Administration	3,000
7. Insurance (annual)	16,180
8. Water and Sewer	1,500
9. Advertising	0
10. Interior Painting and Decorating	3,000
11. Amortized Leasing Costs (annualized, pro-rated cost)	0
12. Amortized Tenant Improvement Costs (annualized, pro-rated cost)	0
13. Miscellaneous Expenses (Not all deducted by the Department of Finance	

during valuation)

a.	Telephone and Internet	1,594
b.	Professional Legal Accounting	5,300
c.	Bank Charges	1,541
d.	Travel	790

14. Total Expenses

290,395

15. Additional Expenses

Real Estate Taxes	92,783
Bad Debt	0
Depreciation	0
Mortgage Interest	91,492

Section L(II) - Reserves for Replacement

Total reserve at start of reporting period (\$) 0

Total reserve at end of reporting period (\$) 0

Types of reserve for replacement

Select from drop-down box or enter items not listed on lines g. through j. (To be completed only if there is an annual page 14 of the instructions for a list of eligible reserve items.)

	Expense Code/Description	Reporting Period Expenses (\$)	Rec
a.		0	
b.		0	
c.		0	
d.		0	
e.		0	
f.		0	

Expense Code/Description for other items not in drop down

g.		0	
h.		0	
i.		0	
j.		0	

Section J - Current Residential Lease Information

Please enter lease start and end dates in the MM/DD/YYYY format.

* = Indicates a required field

#	Boro	Block	Lot	Unit*	Floor*	Occupancy Status
1	M	1348	35	1	2	Owner Occupied
2	M	1348	35	2	2	Tenant Occupied
3	M	1348	35	3	3	Tenant Occupied
4	M	1348	35	4	3	Tenant Occupied
5	M	1348	35	5	4	Tenant Occupied
6	M	1348	35	6	4	Tenant Occupied
				Totals:		

[Download the column definitions .](#)

Section J - Commercial Lease Information

Please enter dates in MM/DD/YYYY format.

* = Indicates a required field

#	Boro	Block	Lot	Unit*	Floor*	Occupancy Status
1	M	1348	35	Store	1	Tenant Occupied
2	M	1348	35	Basement	1	Owner Occupied

[Download the column definitions .](#)

Certification

1. If you would like to review or modify your RPIE statement, you may click "Print Draft" below or use the navigation comments, please enter them below. You can save your statement and continue working on it until you are ready

2. If you are ready to submit your RPIE statement, go to the bottom of this form and click "Submit." This will electronically copy of what you submitted. Once submitted, you cannot change the statement. If you have later changes, you will

REMEMBER: All RPIE statements must be submitted no later than **06/01/2026**. You will receive a confirmation email

Comments:

Sign and Submit:

To complete your filing and electronically sign the RPIE statement, click the "Submit" button below. The form will be electronically signed and submitted. The form must be submitted no later than 06/01/2026.

By submitting this statement, you affirm the following:

I certify that all the information contained in the Real Property Income and Expense statement submitted for borough is correct to the best of my knowledge and belief.

I understand that the willful making of any false statement of material fact will subject me to the provisions of the law.

instruments.

- You must register with the City if you own a property with ground-floor or second-floor commercial storefronts (storefronts). The Storefront Registration filing is a separate form from your RPIE filing. Please go to the Storefront Registry page to file. The Storefront Registry link is available on the page after you click Submit.
