

41st Street BID Assessment Roll

June 26, 2023

Assessment Rates	
≥ 50% Retail	\$0.50 x Lot Size
< 50% Retail	\$0.25 x Lot Size

Assessment Totals	
Year 1 (2023)	\$195,246
Year 3 (2025)	\$205,009
Year 5 (2027)	\$215,259
Year 7 (2029)	\$226,022
Year 9 (2031)	\$237,323

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR CATEGORY	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
North Side of 41st Street (eastward from Alton Road)										
02-3222-019-0340	GILLER GROUP LTD % THE GILLER BUILDING	< 50% Retail	975 W 41 ST	11,057	\$0.25	\$2,764.25	\$2,902.46	\$3,047.59	\$3,199.96	\$3,359.96
02-3222-019-0370	BECHOR TRUST FUND LLC	< 50% Retail	935 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0380	JOAN ERDHEIM & ROBERT BALDGH TRS	< 50% Retail	925 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0390	GATOR - JAG INC	≥ 50% Retail	915 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-019-0400	BLOCK 41ST STREET INC % GADCO REAL ESTATE CO INC	≥ 50% Retail	901 W 41 ST	10,000	\$0.50	\$5,000.00	\$5,250.00	\$5,512.50	\$5,788.13	\$6,077.53
02-3222-019-0220	TP ARTHUR GODFREY LLC C/O TRIFECTA PARTNERS INC	≥ 50% Retail	827 ARTHUR GODFREY RD	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-019-0230	MBMB CAPITAL PARTNERS LLC	< 50% Retail	825 ARTHUR GODFREY RD	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0240	FG 801 ARTHUR GODFREY OWNER LLC C/O FIFTEEN GROUP	< 50% Retail	801 W 41 ST	14,010	\$0.25	\$3,502.50	\$3,677.63	\$3,861.51	\$4,054.58	\$4,257.31
02-3222-014-0410	ROMA INVESTMENTS II INC	< 50% Retail	777 ARTHUR GODFREY RD	9,000	\$0.25	\$2,250.00	\$2,362.50	\$2,480.63	\$2,604.66	\$2,734.89
02-3222-017-0200	767 41 STREET CORP	< 50% Retail	767 W 41 ST	6,105	\$0.25	\$1,526.25	\$1,602.56	\$1,682.69	\$1,766.83	\$1,855.17
02-3222-017-0210	DABBY PROPERTIES % AUERBACH ASSOC INC	≥ 50% Retail	761 W 41 ST	4,524	\$0.50	\$2,262.00	\$2,375.10	\$2,493.86	\$2,618.55	\$2,749.48
02-3222-017-0220	757 W 41 STREET LLC	< 50% Retail	757 W 41 ST	3,330	\$0.25	\$832.50	\$874.13	\$917.83	\$963.72	\$1,011.91
02-3222-017-0230	ARM VENTURES LLC	≥ 50% Retail	753 W 41 ST	3,330	\$0.50	\$1,665.00	\$1,748.25	\$1,835.66	\$1,927.45	\$2,023.82

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					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3222-001-1510	555 41TH ST ASSOC C/O CONTINENTAL FIDELITY GROUP	≥ 50% Retail	4111 PRAIRIE AVE	4,535	\$0.50	\$2,267.50	\$2,380.88	\$2,499.92	\$2,624.91	\$2,756.16
02-3222-001-1520	ARLENE A ROTTE TRS C/O MIKE SIEGEL DAVID ROTTE TRUST II	≥ 50% Retail	545 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1530	SIEGEL INVESTMENTS LLC	≥ 50% Retail	533 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1540	LONDON FAMILY PARTNERSHIP LLC	≥ 50% Retail	525 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1550	SHELDON FAMILY BLDG GRP LLC	≥ 50% Retail	517 W 41 ST	7,500	\$0.50	\$3,750.00	\$3,937.50	\$4,134.38	\$4,341.09	\$4,558.15
02-3222-001-1560	N ALPER FAMILY NO 4 LLC	≥ 50% Retail	509 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-1570	OCEAN BANK	≥ 50% Retail	501 W 41 ST	5,306	\$0.50	\$2,653.00	\$2,785.65	\$2,924.93	\$3,071.18	\$3,224.74
02-3222-001-0430	CITY NATIONAL BANK OF FL % FINANCE DEPT	≥ 50% Retail	475 W 41 ST	5,750	\$0.50	\$2,875.00	\$3,018.75	\$3,169.69	\$3,328.17	\$3,494.58
02-3222-001-0440	465 W 41 LLC	≥ 50% Retail	465 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0450	N ALPER FAMILY 3 LLC	< 50% Retail	459 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69
02-3222-001-0460	BALOGH FAMILY PARTNERSHIP	< 50% Retail	451 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0470	JOAN B ERDHEIM FAMILY LLC	≥ 50% Retail	447 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0480	JOAN B ERDHEIM FAMILY LLC	≥ 50% Retail	447 W 41	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0490	WHITE MARLIN GROUP LLC & SPINNINGS LC	≥ 50% Retail	441 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0500	M G P INC C/O MILLENNIUM MANAGEMNT LLC	≥ 50% Retail	437 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-0510	REIMS AGR I LLC	≥ 50% Retail	425 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-0520	GIR INVESTMENTS INC	< 50% Retail	419 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69
02-3222-001-0530	THE BALOGH COMPANY INC	< 50% Retail	415 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69

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					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3222-001-0540	LEVINE INVESTMENTS LIMITED PARTNERSHIP	≥ 50% Retail	401 W 41 ST	3,801	\$0.50	\$1,900.50	\$1,995.53	\$2,095.30	\$2,200.07	\$2,310.07
02-3222-001-0360	APH CORPORATION	≥ 50% Retail	333 W 41 ST	17,050	\$0.50	\$8,525.00	\$8,951.25	\$9,398.81	\$9,868.75	\$10,362.19
02-3222-001-0370	JP ROOSEVELT LLC C/O SHIBOLETH LLP	< 50% Retail	4100 PINE TREE DR	12,312	\$0.25	\$3,078.00	\$3,231.90	\$3,393.50	\$3,563.17	\$3,741.33
South Side of 41st Street (eastward from Alton Road)										
02-3222-019-0040	GATEWAY ASSOCIATES LTD	≥ 50% Retail	976 W 41 ST	9,400	\$0.50	\$4,700.00	\$4,935.00	\$5,181.75	\$5,440.84	\$5,712.88
02-3222-019-0050	106 KNICKERBOCKER AVE LLC 1081 FLUSHING AVE LLC	< 50% Retail	960 W 41 ST	5,750	\$0.25	\$1,437.50	\$1,509.38	\$1,584.84	\$1,664.09	\$1,747.29
02-3222-019-0060	BOBO 954 LLC	≥ 50% Retail	954 W 41 ST	5,400	\$0.50	\$2,700.00	\$2,835.00	\$2,976.75	\$3,125.59	\$3,281.87
02-3222-019-0070	LEVI 946 LLC	≥ 50% Retail	946 W 41 ST	3,300	\$0.50	\$1,650.00	\$1,732.50	\$1,819.13	\$1,910.08	\$2,005.59
02-3222-019-0140	TD BANK N A	vacant	930 41 ST	5,006	\$0.25	\$1,251.50	\$1,314.08	\$1,379.78	\$1,448.77	\$1,521.21
02-3222-019-0141	TD BANK N A	≥ 50% Retail	851 W 41 ST	2,036	\$0.50	\$1,018.00	\$1,068.90	\$1,122.35	\$1,178.46	\$1,237.39
02-3222-019-0150	BURGER KING CORP #38 PROPERTY TAX ACCOUNTANT	≥ 50% Retail	910 ARTHUR GODFREY RD	20,300	\$0.50	\$10,150.00	\$10,657.50	\$11,190.38	\$11,749.89	\$12,337.39
02-3222-019-0190	TZIPORAH 820 LLC	< 50% Retail	820 ARTHUR GODFREY RD	5,950	\$0.25	\$1,487.50	\$1,561.88	\$1,639.97	\$1,721.97	\$1,808.07
02-3227-015-0260	78041 LLC	≥ 50% Retail	780 W 41 ST	11,400	\$0.50	\$5,700.00	\$5,985.00	\$6,284.25	\$6,598.46	\$6,928.39
02-3227-016-0820	245 EAST EIGHTH LLC	≥ 50% Retail	770 W 41 ST	21,538	\$0.50	\$10,769.00	\$11,307.45	\$11,872.82	\$12,466.46	\$13,089.79
02-3222-004-0010	NOAM 744 LLC	≥ 50% Retail	744 W 41 ST	12,294	\$0.50	\$6,147.00	\$6,454.35	\$6,777.07	\$7,115.92	\$7,471.72
02-3222-004-0020	K I F A PROPERTIES LLC	≥ 50% Retail	726 ARTHUR GODFREY RD	2,250	\$0.50	\$1,125.00	\$1,181.25	\$1,240.31	\$1,302.33	\$1,367.44
02-3222-004-0030	CVS 2893 MIAMI LLC CVS PHARMACY INC #2893 01	≥ 50% Retail	700 ARTHUR GODFREY RD	26,169	\$0.50	\$13,084.50	\$13,738.73	\$14,425.66	\$15,146.94	\$15,904.29
02-3227-017-1360	MURIEL LAND LLC	≥ 50% Retail	546 W 41 ST	5,063	\$0.50	\$2,531.50	\$2,658.08	\$2,790.98	\$2,930.53	\$3,077.05

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					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3227-017-1350	540 RETAIL LLC 540 RETAIL II LLC	< 50% Retail	540 W 41 ST	4,800	\$0.25	\$1,200.00	\$1,260.00	\$1,323.00	\$1,389.15	\$1,458.61
02-3227-017-1340	530 AGR LLC	≥ 50% Retail	530 W 41 ST	5,100	\$0.50	\$2,550.00	\$2,677.50	\$2,811.38	\$2,951.94	\$3,099.54
02-3227-017-1330	AARON REALTY CORP	≥ 50% Retail	524 ARTHUR GODFREY RD	5,900	\$0.50	\$2,950.00	\$3,097.50	\$3,252.38	\$3,414.99	\$3,585.74
02-3227-017-1320	518 ARTHUR GODFREY ROAD INC	≥ 50% Retail	514 W 41 ST	5,033	\$0.50	\$2,516.50	\$2,642.33	\$2,774.44	\$2,913.16	\$3,058.82
02-3227-017-1310	SUNSHINE DADE INVEST LLC	≥ 50% Retail	508 W 41 ST	6,591	\$0.50	\$3,295.50	\$3,460.28	\$3,633.29	\$3,814.95	\$4,005.70
02-3227-017-1240	DELANCEY PROPERTIES INC	≥ 50% Retail	460 W 41 ST	10,700	\$0.50	\$5,350.00	\$5,617.50	\$5,898.38	\$6,193.29	\$6,502.96
02-3227-017-1230	RAJAMIM LLC	≥ 50% Retail	456 W 41 ST	5,500	\$0.50	\$2,750.00	\$2,887.50	\$3,031.88	\$3,183.47	\$3,342.64
02-3227-017-1220	ZEIDYS LLC	≥ 50% Retail	450 W 41 ST	2,875	\$0.50	\$1,437.50	\$1,509.38	\$1,584.84	\$1,664.09	\$1,747.29
02-3227-017-1210	432 W 41 ST LLC	≥ 50% Retail	444 W 41 ST	2,950	\$0.50	\$1,475.00	\$1,548.75	\$1,626.19	\$1,707.50	\$1,792.87
023227-017-1180	432 W 41 ST LLC	≥ 50% Retail	428 W 41 ST	15,790	\$0.50	\$7,895.00	\$8,289.75	\$8,704.24	\$9,139.45	\$9,596.42
02-3227-017-1170	432 W 41 ST LLC	≥ 50% Retail	416 W 41 ST	6,850	\$0.50	\$3,425.00	\$3,596.25	\$3,776.06	\$3,964.87	\$4,163.11
02-3227-017-1160	RMET SHERIDAN LLC	< 50% Retail	410 W 41 ST	14,500	\$0.25	\$3,625.00	\$3,806.25	\$3,996.56	\$4,196.39	\$4,406.21
02-3227-017-1120	JEFFERSON PLAZA PTNRS LTD	< 50% Retail	300 ARTHUR GODFREY RD	26,640	\$0.25	\$6,660.00	\$6,993.00	\$7,342.65	\$7,709.78	\$8,095.27
02-3226-002-0390	SILVER TREE INC % WALGREEN CO #3942	< 50% Retail	4049 PINE TREE DR	43,555	\$0.25	\$10,888.75	\$11,433.19	\$12,004.85	\$12,605.09	\$13,235.34

Total Annual Assessment	Year 1 (2023)	Year 3 (2025)	Year 5 (2027)	Year 7 (2029)	Year 9 (2031)
	\$195,246	\$205,009	\$215,259	\$226,022	\$237,323