

Tax records: 111 SULLIVAN STREET, NEW YORK, NY, 10012

- let me know where in Manhattan you can buy a studio apartment for: \$80,000.00 US

- apparently - that's what they pay taxes on for ALL of those rental properties... so you understand***

FAILURE: NOT ON MY WATCH

-- WE HAVE SOME OTHER DEPARTMENTS BLACK CARBON COPIED HERE AS WELL MISSES ROAR, ZUCKER, etc.

- WE CAN DELVE INTO ALL OF THAT LATER AS WELL.

 A Texas subsidiary of State Farm was ordered to refund \$352.5 million to residential property insurance premiums after the company's rates were found to be unreasonable in relation to the risks they covered.

So the is \$80,000.00 as purported...

but did State Farm charge unreasonable rates, or just fail to report using the basis of the TAX RECORDS ANNEXED THEREIN - \$3.7 MILLION+

February 20th, 2022

see also: [Sherman Act Violations Resulting in Criminal Fines & Penalties of \\$10 Million or More](#)



2. Key Values in Calculating the Bill

Tax class	2
Market value	\$3,773,000
Assessed value	\$1,697,850
Exemptions granted by city	\$388,755
Transitional value	\$1,537,020
Transitional exemption value	\$388,755
Tax abatements	\$0

3. Assessment Reductions & Open Petitions

https://www.propertyshark.com/mason/Property-Report/components/print/print_report.html?propkey=6170&cats=/Property-Report/sections/ny/nyc/generic_overview/Reports2/property_photos/Prope... 24/66

Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Base tax	Property tax
2019/20	C5	\$3,672,000	\$1,652,400	\$1,055,745	12.473%	\$180,172	\$131,683
2018/19	C5	\$3,550,000	\$1,597,500	\$955,935	12.612%	\$169,592	\$120,563
2017/18	C5	\$3,397,000	\$1,528,650	\$860,089	12.719%	\$158,840	\$109,395
2016/17	C5	\$2,686,000	\$1,208,700	\$778,017	12.892%	\$150,420	\$100,302

https://www.propertyshark.com/mason/Property-Report/components/print/print_report.html?propkey=6170&cats=/Property-Report/sections/ny/nyc/generic_overview/Reports2/property_photos/Prope... 28/66

SEE ALSO: ATTACHED DOB RECORD - **NO CERTIFICATE OF OCCUPANCY.**
" NO VIOLATIONS WARRANTED FOR COMPLAINT"

1538123 - 2020

3. DOB Complaints

Date entered	Complaint	Complaint category	Disposition	Inspection
6/20/2020	1545694	Permit - none (building/PA/demo etc.)	No violation warranted for complaint at time of inspection	6/22/2020
6/20/2020	1545695	After hours work - illegal	Inspector unable to gain access - final attempt	6/22/2020
3/5/2020	1538123	Certificate of occupancy - none/illegal/contrary to CO	Inspector unable to gain access - final attempt	5/1/2020
3/5/2020	1538126	Illegal conversion		
1/16/2020	1533850	Boiler - defective/inoperative/no permit	Inspector unable to gain access - final attempt	1/31/2020

https://www.propertyshark.com/mason/Property-Report/components/print/print_report.html?propkey=6170&cats=/Property-Report/sections/ny/nyc/generic_overview/Reports2/property_photos/Prope... 42/66

1512077 - 2019

FILED: NEW YORK COUNTY CLERK 08/04/2020 12:08 PM
 NYSCEF DOC. NO. 238
 111 Sullivan St | PropertyShark

INDEX NO. 153974/2020
 RECEIVED NYSCEF: 08/04/2020

Date entered	Complaint	Complaint category	Disposition	Inspection
6/5/2019	1512077	Permit - none (building/PA/demo etc.)	No violation warranted for complaint at time of inspection	7/2/2019

Complaint status can be verified [here](#).

4. DOB Violations

SEE ALSO: "Correspondence Management Systems (CMS) for the Department of Justice," [66 Fed. Reg. 29992](#) (6-04-2001); [66 Fed. Reg. 34743](#) (6-29-2001); [67 Fed. Reg. 65598](#) (10-25-2002); [82 Fed. Reg. 24147](#) (5-25-2017).

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U.S. Department of Justice

950 Pennsylvania Avenue, NW
 Washington, DC 20530-0001

en ESPAÑOL

Contact DOJ



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 472.2kB



EX198 --- 2022.02.20 --- FAX TO ELSERS -- AND TO IRS.pdf
 82.9kB



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