



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

**TC230**  
**2020/21**

**SALE STATEMENT**

TC230 IS VALID ONLY IF FILED AS AN ATTACHMENT TO AN APPLICATION OR FORM TC159.  
 READ INSTRUCTIONS ON BACK. ANSWER YES OR NO TO QUESTIONS MARKED ◆.

**1. PROPERTY IDENTIFICATION**

BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island)	BLOCK	LOT	REP. TC GROUP NUMBER	ASSESSMENT YEAR <b>2020/21</b>
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- a. ◆ If property is a condominium, does this schedule cover all lots listed on Form TC109? \_\_\_\_\_. If yes, skip section b.
- b. ◆ Does this schedule cover more than one tax lot? \_\_\_\_\_. 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
- c. ◆ Did buyers acquire a divided interest in the tax lot (or one of the lots)? \_\_\_\_\_ If yes, attach sketch and legal description.
- d. ◆ Does statement omit any real property that buyers acquired from sellers on the same day or as part of a series of related transactions? \_\_\_\_\_ If yes, list property omitted and explain reason for omission \_\_\_\_\_

**2. SELLERS AND BUYERS**

- a. Names of sellers \_\_\_\_\_
- b. Names of buyers \_\_\_\_\_
- c. ◆ Are any of the sellers related to any of the buyers? \_\_\_\_\_ If yes, describe relationship and purpose of transaction \_\_\_\_\_
- d. ◆ Are any of the sellers or buyers acting as fiduciaries, referees, nominees, or agents? \_\_\_\_\_ If yes, describe \_\_\_\_\_
- e. ◆ Are any of the sellers or buyers a nonprofit organization, financial institution, or government agency? \_\_\_\_\_

**3. DETAILS OF CONSIDERATION**

Cash			\$
<b>New mortgages</b>	<b>Interest rate</b>	<b>Year due</b>	
Lender: <i>Seller</i>	%		\$
Lender:	%		\$
<b>Pre-existing mortgages</b>	<b>Interest rate</b>	<b>Year due</b>	
Lender:	%		\$
Lender:	%		\$
Accrued interest on mortgages			\$
Accrued real estate tax			\$
Other liens on property			\$
Real property received by seller in exchange*			\$
Sellers' expenses assumed by buyers (transfer taxes, fees, brokers' commissions, etc.)			\$
Personal property, other than cash, mortgages and assumption of liabilities*			\$
Other consideration*			\$
<b>TOTAL CONSIDERATION</b>			\$
<i>If this form is submitted by the buyer, supply the following information:</i>			
Buyers' acquisition costs in addition to consideration*			\$
<b>TOTAL ACQUISITION COST TO BUYER</b>			\$

\*Describe items indicated \_\_\_\_\_

**4. TERMS OF SALE**

- a. Date of contract \_\_\_\_\_ b. Date of closing \_\_\_\_\_
- c. ◆ Does sale convey the fee? \_\_\_\_\_ If no, describe interest (leasehold, mortgage, easement, development rights, divided, partial or % interest, lease cancellation, etc.) \_\_\_\_\_

**4. TERMS OF SALE (continued)**

- d. ♦ Does seller retain an interest in property? \_\_\_\_ If yes, describe \_\_\_\_\_
- e. ♦ Does buyer acquire personal property as part of sale? \_\_\_\_ If yes, state values: Subject to sales tax \$ \_\_\_\_\_ Other \$ \_\_\_\_\_
- f. ♦ Is sale in form of acquisition of controlling interest in owning entity? \_\_\_\_ If yes, name of entity \_\_\_\_\_

**5. CIRCUMSTANCES OF SALE - Answer all yes or no. If yes, provide details.**

- a. ♦ Is the sale the result of the exercise of an option? \_\_\_\_\_
- b. ♦ Is the sale the result of a foreclosure, auction, bankruptcy or debt collection proceeding? \_\_\_\_\_
- c. ♦ Is the sale the result of a death, divorce, partition or dissolution of a business? \_\_\_\_\_
- d. ♦ Are sellers engaged in a course of dealing with buyers as business partners, landlords, tenants, creditors, debtors or litigants?..... \_\_\_\_\_
- e. ♦ Was the price originally set by the contract renegotiated?..... \_\_\_\_\_
- f. ♦ Did buyers buy the contract of sale, option, winning bid or other right to acquire property?..... \_\_\_\_\_
- g. ♦ Did buyers occupy part of the property prior to sale?..... \_\_\_\_\_
- h. ♦ Do buyers occupy part of the property after sale?..... \_\_\_\_\_
- i. ♦ Do sellers retain a right to occupy part of the property after sale?..... \_\_\_\_\_
- j. ♦ Do buyers own, lease or occupy other property on same block or an adjacent block?..... \_\_\_\_\_
- k. ♦ Was the property sold free and clear of leases and tenancies?..... \_\_\_\_\_
- l. ♦ Has application been made to change or continue *permitted use* of the property?..... \_\_\_\_\_
- m. ♦ Was the contract of sale contingent on the approval of such application?..... \_\_\_\_\_
- n. ♦ Has the property or an interest in it been the subject of other sales in the past two years?..... \_\_\_\_\_
- o. ♦ Do buyers acquire pending assessment review proceeding(s)?..... \_\_\_\_\_

Detailed answers \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**6. LAND OR BUILDING LEASE OF ENTIRE PROPERTY ASSIGNED OR CANCELLED BY THIS SALE**

LESSOR	IF NOT OWNER OF RECORD, DESCRIBE RELATION TO PROPERTY	Term of lease
LESSEE	INDICATE RELATION TO BUYERS OR SELLERS	From ___/___ to ___/___
♦ Does lessor pay any of the operating expenses or real estate taxes? ____ If yes, specify _____		Annual rent
_____		_____

**7. RESUBMISSION WITHOUT ATTACHMENTS**

Original submission date: \_\_\_/\_\_\_/\_\_\_

**INSTRUCTIONS.** Submit this form when (i) there has been an arm's-length sale of the property or an interest in the property during the past two years, or (ii) if there is a contract of sale in effect when the application is filed or while the application is pending. If the sale was between related persons, it may be described on Form TC200 instead of this form TC230. If a sale occurs after the application is filed, or if there is a new contract of sale or material change in the terms of the sale, the sale or other change must be disclosed on this form or Form TC200 and submitted at the hearing, attached to Form TC159. If the sale, contract, or other change occurs after the hearing, it must be disclosed on this form or Form TC200 before acceptance of any offer of correction, attached to Form TC159.

Always attach this form to an application for correction or affidavit form (TC159). It is not valid or effective to disclose the sale if filed separately.

**DEFINITIONS.** When using this form, other than in part 2, the terms *buyers* and *sellers* include persons related to the named parties. *Related persons* include individuals related by blood, marriage or adoption, individuals and the business entities they control, business entities under common control, and fiduciaries and the beneficiaries for whom they act. A person includes a corporation or other business entity. *Permitted use* includes subdivision, cooperative or condominium conversion, new construction, major alteration, zoning change, or grant or transfer of a business license.

**ATTACHMENTS.** Attach photocopies of the following and list them on the application or affidavit: The closing statement, if any. If there is a sale-lease back, an abstract of the lease. If the deed or contract reserves an interest to the seller, a copy of the relevant document. If the applicant requests an allocation between real and personal property, an itemized list of the personal property and proof of valuation.