





Owner name: 5153 MONROE LLC  
Property address: 53 MONROE ST.

Borough 1	Block 00274	Lot 0004
--------------	----------------	-------------

How much do I owe?	
Outstanding charges	\$0.00
New charges	\$42,632.86
<b>Total amount due by January 2, 2026</b>	<b>\$42,632.86</b>
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	

**Ways to pay:**

Most common way to pay	Other ways to pay	
 <b>Online</b>	 <b>By Mail</b>	 <b>In Person</b>
<p>Go to <a href="http://www.nyc.gov/citypay">www.nyc.gov/citypay</a> or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p> <div style="text-align: right;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	<p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

1400.01 - ZB - 40 - 2 - 1 - 2 - 21456

**Borough: 1 Block: 00274 Lot: 0004**  
Write this in your check's memo line: BBL 1-00274-0004

**Want faster payment processing and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)



Statement of Account  
66 John Street  
Room 104 Mailroom  
New York, NY 10038

**Amount Due 01/02/26: \$42,632.86**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#802238325111501#  
5153 MONROE LLC  
31 UNION SQ. W. APT. 4F  
NEW YORK NY 10003-3212

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 5536  
Binghamton NY 13902-5536



Billing Summary	Amount
Total amount due by January 2, 2026, if you still have a mortgage	\$0.00
Total amount due by January 2, 2026, if you no longer have a mortgage	\$42,632.86
<b>AMOUNT DUE BY JANUARY 2, 2026</b>	<b>\$42,632.86</b>

Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$1,844,000	Billable assessed value:	\$740,050.00
Tax class:	2 - Residential More Than 10 Units	times the current tax rate:	x 12.4390%
Prior year tax rate:	12.5000%	<b>Annual property tax:</b>	<b>\$92,054.84</b>
Current tax rate:	12.4390%		

### Activity for This Billing Period (Due January 2, 2026)

#### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

		Activity Date	
Finance-Property Tax			\$45,209.74
Adopted Tax Rate		01/01/2026	\$-451.44
SCRIE Credit Applied		11/15/2025	\$-2,125.44
<b>Rent Stabilization</b>	<b># Apts</b>	<b>Fee Identifier</b>	
Rent Stabilization- Chg	9	10696700	\$180.00
Payment		09/10/2025	\$-180.00
<b>Department of Finance Total</b>			<b>\$42,452.86</b>

#### Messages for You:

Visit [www.nyc.gov/taxbill](http://www.nyc.gov/taxbill) to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC Department of Finance" as the payee. Your account number is your BBL number: 1002740004. Our address is PO Box 5536, Binghamton, NY 13902-5536.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





---

### Additional Messages for You:

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is June 1, 2026. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

