



# Property Tax Bill Quarterly Statement Activity through November 18, 2023

**Owner name:** 46 AVE B LLC  
**Property address:** 46 AVENUE B.  
**Borough, block & lot:** MANHATTAN (1), 00399, 0033

**Mailing address:**  
46 AVE. B. LLC  
457 FLINT ST.  
STATEN ISLAND NY 10306-4042

Outstanding Charges \$141.61  
New Charges \$121,252.82  
**Amount Due \$121,394.43**

*Please pay by January 2, 2024*

**Department of Environmental Protection records indicate that you have not paid your water bill.**  
Please call (718) 595-7890 immediately to pay or set up a payment arrangement.



Citypay Payments - Property Taxes  
Pay as a Guest  
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes  
User ID and Password Required  
Pay by Wire or eCheck

PTS - LD  
1400.01 - C2  
40 - 1 - 2  
25371

**PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON**

**Borough: 1 Block: 00399 Lot: 0033**

**Pay Today The Easy Way**  
[nyc.gov/payonline](https://nyc.gov/payonline)



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

**Amount Due: \$121,394.43**

*If you have a mortgage, see the Account Overview on page 2.*

**Amount Enclosed:**

#802574623111801#  
46 AVE. B. LLC  
457 FLINT ST.  
STATEN ISLAND NY 10306-4042

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 680  
Newark NJ 07101-0680

<b>Account Overview</b>	<b>Amount</b>
Total amount due by January 2, 2024 if you still have a mortgage	\$221.61
Total amount due by January 2, 2024 if you no longer have a mortgage	\$121,394.43

<b>Previous Charges</b>	<b>Amount</b>
<b>Total previous charges including interest and payments</b>	<b>\$141.61</b>

<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		01/01/2024	\$116,701.50
Adopted Tax Rate			\$4,471.32
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	4	01/01/2024 10301700	\$80.00
<b>Total current charges</b>			<b>\$121,252.82</b>

**How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024**

	<b>Overall Tax Rate</b>	<b>Taxes</b>
Tax class 2 - Residential More Than 10 Units	12.2670%	
Original tax rate billed	12.5020%	
New Tax rate		
<b>Estimated Market Value \$4,382,000</b>		
<b>Billable Assessed Value</b>	<b>\$1,902,690</b>	
<b>Taxable Value</b>	\$1,902,690 x 12.5020%	
<b>Tax Before Abatements and STAR</b>	\$237,874.32	<b>\$237,874.32</b>
<b>Annual property tax</b>		<b>\$237,874.32</b>
<b>Original property tax billed in June 2023</b>		<b>\$233,403.00</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$4,471.32</b>

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 1-399-33. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

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.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](http://nyc.gov/dofpaymentplans).



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 3, 2024. 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.

