

Owner name: 195 FORTUNE LLC  
Property address: 127 7 AVENUE APT. PHB

Borough 1	Block 00793	Lot 1639
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How much do I owe?	
Outstanding charges	\$143,503.32
New charges	\$0.00
<b>Total amount due by April 1, 2025</b>	<b>\$143,503.32</b>
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	
<b>Attention: You have past-due charges.</b>	

**Ways to pay:**

**Most common way to pay**


  
**Online**


Go to [www.nyc.gov/citypay](http://www.nyc.gov/citypay) 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.



*No fees when you pay from your checking account (e-check) or electronic wire transfer.*

**Other ways to pay**

  
**By Mail**

  
**In Person**

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.

Visit a DOF business center with a copy of this bill. See [www.nyc.gov/visitdof](http://www.nyc.gov/visitdof) for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

1400.01 - ZD - 40 - 2 - 1 - 2 - 48405

**Borough: 1 Block: 00793 Lot: 1639**  
Write this in your check's memo line: BBL 1-00793-1639

**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 04/01/25: \$143,503.32**

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

**Amount Enclosed:**

#805292825021501#  
195 FORTUNE LLC  
HARVEY RAVNER  
111 GREAT NECK RD. STE 201K  
GREAT NECK NY 11021-5401

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



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Total amount due by April 1, 2025, if you still have a mortgage (\$0.00) and Total amount due by April 1, 2025, if you no longer have a mortgage (\$143,503.32). Total AMOUNT DUE BY APRIL 1, 2025 is \$143,503.32.

Your property details:

Estimated market value: \$1,442,564
Tax class: 2 - Residential More Than 10 Units

How we calculate your annual taxes:

Billable assessed value: \$634,085.00
times the current tax rate: x 12.5000%
Annual property tax: \$79,260.64

Overpayments/Credits

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit www.nyc.gov/propertytaxrefund. For more details about your account, visit www.nyc.gov/nycproperty.

Table with 2 columns: Description, Amount. Rows include Credit Balance (\$-39,623.98), Credit Applied (\$39,623.98), and Total Overpayments/Credits Remaining (\$0.00).

Messages for You:

Visit 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: 1007931639. 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.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.





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**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 2, 2025. 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.

