

Owner name: THIRD AVE NY REALTY LLC  
 Property address: 3RD AVENUE

Borough 1	Block 01637	Lot 0033
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<b>How much do I owe?</b>	
Outstanding charges	\$86,147.21
New charges	\$0.00
<b>Total amount due by October 1, 2025</b>	<b>\$86,147.21</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**

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

**In Person:** 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 - 4 - 150123

**Borough: 1 Block: 01637 Lot: 0033**  
 Write this in your check's memo line: BBL 1-01637-0033



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

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

**Amount Due 10/01/25: \$86,147.21**

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

**Amount Enclosed:**

#815512625081601#  
 THIRD AVE. NY REALTY LLC  
 199 LEE AVE. STE 276  
 BROOKLYN NY 11211-8919

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



Billing Summary	Amount
Total amount due by October 1, 2025, if you still have a mortgage	\$0.00
Total amount due by October 1, 2025, if you no longer have a mortgage	\$86,147.21
<b>AMOUNT DUE BY OCTOBER 1, 2025</b>	<b>\$86,147.21</b>
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30.	\$119,247.21

**Your property details:**

Estimated market value: \$2,596,000  
Tax class: 4 - Commercial Or Industrial

**How we calculate your annual taxes:**

Billable assessed value: \$615,127.00  
*times* the current tax rate: x 10.7620%  
**Annual property tax: \$66,200.00**

### Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2026		\$33,100.00

#### 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: 1016370033. 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](http://nyc.gov/dofpaymentplans).

