



Property Tax Bill Quarterly Statement

Activity through August 28, 2021

Owner name: FANSAM PROPERTIES LLC
Property address: 370 WADSWORTH AVE.
Borough, block & lot: MANHATTAN (1), 02170, 0265

Mailing address:
FANSAM PROPERTIES LLC
5414 NEW UTRECHT AVE.
BROOKLYN NY 11219-4129

Outstanding Charges	\$179.71
New Charges	\$0.00
Amount Due	\$179.71

Please pay by October 1, 2021

PTS - LD
1400.01
40 - 1 - 2
167396



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-02170-0265

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by October 1, 2021 if you still have a mortgage	\$179.71
Total amount due by October 1, 2021 if you no longer have a mortgage	\$179.71
Amount you may pay by October 1, 2021 if you choose to pay early	\$779.15
If you no longer have a mortgage and want to pay everything, please pay	\$30,576.93

Amount enclosed:

#816900421082801#

FANSAM PROPERTIES LLC
5414 NEW UTRECHT AVE.
BROOKLYN NY 11219-4129

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

Previous Charges	Amount
Total previous charges including interest and payments	\$179.71

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$29,797.78
HPD-Emergency Repair- Chg		01/01/2022	\$50.00
HPD-Emergency Repair- Tax		01/01/2022	\$29.44
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	26	01/01/2022 12159500	\$520.00
Total tax year charges remaining			\$30,397.22

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall Tax Rate	
Current tax rate	12.2670%	
Estimated Market Value \$1,091,000		
		Taxes
Billable Assessed Value	\$485,820	
Taxable Value	\$485,820 x 12.2670%	
Tax Before Abatements and STAR	\$59,595.56	\$59,595.56
Annual property tax		\$59,595.56

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Please call 311 to speak to a representative to make a property tax payment by telephone.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-02170-0265 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

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.



Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPD's Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderp@hpd.nyc.gov.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

