



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: FANSAM PROPERTIES LLC
Property address: 362 WADSWORTH AVE.
Borough, block & lot: MANHATTAN (1), 02170, 0271

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

Outstanding Charges	\$0.00
New Charges	\$30,383.58
Amount Due	\$30,383.58

Please pay by January 2, 2024



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 - ZB
1400.01 - S2
40 - 1 - 2
170967

Borough: 1 Block: 02170 Lot: 0271

Pay Today The Easy Way
nyc.gov/payonline



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

#817346023111801#
FANSAM PROPERTIES LLC
5414 NEW UTRECHT AVE.
BROOKLYN NY 11219-4129

Amount Due: \$30,383.58

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

Amount Enclosed:

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

8173460231118 01 1021700271 0000003038358 00000000000000 240102312024000 7

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$0.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$30,383.58

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$31,873.36
Adopted Tax Rate			\$1,221.20
SCRIE Credit Applied	11/10/2023		\$-1,149.96
Drie Credit Applied	11/10/2023		\$-1,561.02
Total amount due			\$30,383.58

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

	Overall Tax Rate	
Tax class 2 - Residential More Than 10 Units	12.2670%	
Original tax rate billed	12.5020%	
New Tax rate		
Estimated Market Value	\$1,224,000	
Billable Assessed Value	\$519,660	Taxes
Taxable Value	\$519,660 x 12.5020%	
Tax Before Abatements and STAR	\$64,967.92	\$64,967.92
Annual property tax		\$64,967.92
Original property tax billed in June 2023		\$63,746.72
Change In Property Tax Bill Based On New Tax Rate		\$1,221.20

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: 1-2170-271. 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 to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

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 for more information.

