



Property Tax Bill Quarterly Statement

Activity through August 28, 2019

Owner name: 3463 THIRD AVENUE REALTY, LLC
Property address: 3463 3RD AVE.
Borough, block & lot: BRONX (2), 02372, 0041

Mailing address:
3463 THIRD AVENUE REALTY, LLC
P.O. BOX 234550
GREAT NECK NY 11023-4550

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$0.00
Total amount due by October 1, 2019	\$0.00
Total property tax amount due October 1, 2019 from Berkadia Commercial Mortgage You, the property owner	\$0.00 \$0.00
Amount of property tax not due October 1, 2019 but that Berkadia Commercial Mortgage can pre-pay	\$12,790.54
If Berkadia Commercial Mortgage wants to pay all property tax owed by October 1, 2019 please pay	\$12,790.54
Charges you can pre-pay	\$1,140.00
Total amount you may pay by October 1, 2019	\$1,140.00

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**Department of
Finance**

Please include this coupon if you pay by mail or in person. 2-02372-0041

Pay today the easy way
nyc.gov/payonline

Total amount due by October 1, 2019 if you still have a mortgage	\$0.00
Amount you may pay by October 1, 2019 if you choose to pay early	\$1,140.00
If you no longer have a mortgage and want to pay everything, please pay	\$13,930.54

Amount enclosed:

#840254319082801#

3463 THIRD AVENUE REALTY, LLC
P.O. BOX 234550
GREAT NECK NY 11023-4550

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	\$0.00

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$12,790.54
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	114	01/01/2020 22532700	\$1,140.00
Total tax year charges remaining			\$13,930.54

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2019	\$-175.00
Credit Applied	07/29/2019		\$175.00
		<i>Total credit applied</i>	\$175.00
Total overpayments/credits remaining on account			\$0.00

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall Tax Rate	
Current tax rate	12.6120%	
Estimated Market Value \$7,842,000		
		Taxes
Billable Assessed Value	\$3,015,810	
421a	-2,812,979.00	
Taxable Value	\$202,831 x 12.6120%	
Tax Before Abatements and STAR	\$25,581.08	\$25,581.08
Annual property tax		\$25,581.08

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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: 2-02372-0041 . 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.



One City Built to Last, Compliance Notification

Beginning in 2020 and in each calendar year thereafter, an owner of a covered building (as per Local Law 33 of 2018) will be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit
<https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call 212-566-5584.

