



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** 2935-37 THIRD AVE. REALTY LLC

**Property address:** 2935 3RD AVE.

**Borough, block & lot:** BRONX (2), 02374, 0045

**Mailing address:**

2935-37 THIRD AVE. REALTY LLC

571 W. 183RD ST.

NEW YORK NY 10033-8627

Outstanding Charges \$0.00

New Charges \$72,898.32

**Amount Due \$72,898.32**

*Please pay by January 4, 2021*

PTS - LD  
1400.01  
40 - 0 - 4  
2525



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-02374-0045

**Pay Today The Easy Way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

**Total amount due by January 4, 2021**

\$72,898.32

**Amount enclosed:**

#840258720112101#

2935-37 THIRD AVE. REALTY LLC  
571 W. 183RD ST.  
NEW YORK NY 10033-8627

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

8402587201121 01 2023740045 0000007289832 0000007289832 210104112021000 1

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$71,484.54
Credit Adjustment	11/17/2020		\$-4,695.82
Adopted Tax Rate			\$2,086.60
Payment Adjusted	09/18/2020		\$3,230.96
Payment	09/28/2020		\$-3,342.96
Hub 3rd Avenue BID- Chg		01/01/2021	\$4,135.00
<b>Total current charges</b>			<b>\$72,898.32</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		08/19/2020	\$-3,471.15
Refund Available		10/01/2020	\$-1,368.20
Credit Balance		07/20/2020	\$-40,004.48
Credit Applied	08/29/2020		\$40,004.48
Credit Balance		07/20/2020	\$-40,004.48
Credit Applied	09/18/2020		\$40,004.48
Credit Balance		07/20/2020	\$-35,453.68
Credit Applied	09/18/2020		\$35,453.68
Credit Balance		08/19/2020	\$-39,221.02
Credit Applied	09/18/2020		\$39,221.02
		<i>Total credit applied</i>	\$154,683.66
<b>Total overpayments/credits remaining on account</b>			<b>\$4,839.35</b>

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.

**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: 2-02374-0045 . 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](http://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.



**How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021**

Tax class 4 - Commercial Or Industrial	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	10.5370%	
<b>Estimated Market Value \$4,857,000</b>	10.6940%	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$1,820,680</b>	
ICIP	-402,525.00	
Tax Commission Reduction	-89,130.00	
<b>Taxable Value</b>	\$1,329,025 x 10.6940%	
<b>Tax Before Abatements and STAR</b>	\$142,125.96	<b>\$142,125.96</b>
<b>Annual property tax</b>		<b>\$142,125.96</b>
<b>Original property tax billed in June 2020</b>		<b>\$149,431.00</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$2,086.60</b>

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

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

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 1, 2021**. 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.

