





Owner name: BES MANAGEMENT LLC  
Property address: 1161 SOUTHERN BLVD.

Borough 2	Block 02728	Lot 0029
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$3,923.23
<b>Total amount due by April 1, 2025*</b>	<b>\$3,923.23</b>
* To avoid interest, you must pay by April 15.	

## Ways to pay:

Most common way to pay	Other ways to pay	
<div style="text-align: center;">  <p><b>Online</b></p> <p>Go to <b>www.nyc.gov/citypay</b> 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.</p> <div style="text-align: center;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p> </div>	<div style="text-align: center;">  <p><b>By Mail</b></p> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p> </div>	<div style="text-align: center;">  <p><b>In Person</b></p> <p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p> </div>

1400.01 - LD - 40 - 4 - 0 - 4 - 10210

**Borough: 2 Block: 02728 Lot: 0029**  
Write this in your check's memo line: BBL 2-02728-0029



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 04/01/25: \$3,923.23**

**Amount Enclosed:**

#841065425021501#  
BES MANAGEMENT LLC  
C/O MICHAEL GILBERT  
57 CANAL RD.  
PELHAM NY 10803-2706

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

5536 20272800290 0000392323 250401 1 2025 7

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$3,923.23
<b>AMOUNT DUE BY APRIL 1, 2025</b>	<b>\$3,923.23</b>

**Your property details:**

Estimated market value: \$319,000  
Tax class: 4 - Commercial Or Industrial

**How we calculate your annual taxes:**

Billable assessed value: \$143,550.00  
times the current tax rate: x 10.7620%  
**Annual property tax: \$15,448.88**

## Activity for This Billing Period (Due April 1, 2025)

### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

	Activity Date	
Finance-Property Tax		\$3,801.21
Adopted Tax Rate	01/01/2025	\$122.02
<b>Department of Finance Total</b>		<b>\$3,923.23</b>

### 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: 2027280029. 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.

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### **Additional Messages for You:**

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 2, 2025. 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.

