



Property Tax Bill Quarterly Statement

Activity through November 18, 2023

Owner name: 2486 VALENTINE LLC
Property address: 2486 VALENTINE AVE.
Borough, block & lot: BRONX (2), 03148, 0012

Mailing address:
2486 VALENTINE LLC
C/O STEVEN KAPETANOS, ESQ.
P.O. BOX 258
GREENVALE NY 11548-0258

| | |
|---------------------|--------------------|
| Outstanding Charges | \$0.00 |
| New Charges | \$35,121.82 |
| Amount Due | \$35,121.82 |

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 - LD
1400.01 - C2
40 - 1 - 2
21641

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

Borough: 2 Block: 03148 Lot: 0012

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$35,121.82

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

Amount Enclosed:

#842227023111801#
2486 VALENTINE LLC
C/O STEVEN KAPETANOS, ESQ.
P.O. BOX 258
GREENVALE NY 11548-0258

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

8422270231118 01 2031480012 0000003512182 0000000048000 240102312024000 6

| Account Overview | Amount |
|--|-------------|
| Total amount due by January 2, 2024 if you still have a mortgage | \$480.00 |
| Total amount due by January 2, 2024 if you no longer have a mortgage | \$35,121.82 |

| Previous Charges | Amount |
|--|--------|
| Total previous charges including interest and payments | \$0.00 |

| Current Charges | Activity Date | Due Date | Amount |
|------------------------------|---------------|---------------------------|--------------------|
| Finance-Property Tax | | 01/01/2024 | \$33,363.06 |
| Adopted Tax Rate | | | \$1,278.76 |
| Rent Stabilization | # Apts | RS fee identifiers | |
| Rent Stabilization- Chg | 24 | 01/01/2024 20011700 | \$480.00 |
| Total current charges | | | \$35,121.82 |

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

| | | |
|--|----------------------|--------------------|
| Tax class 2 - Residential More Than 10 Units | Overall | |
| Original tax rate billed | Tax Rate | |
| New Tax rate | 12.2670% | |
| | 12.5020% | |
| Estimated Market Value | \$1,253,000 | |
| Billable Assessed Value | \$544,160 | Taxes |
| Taxable Value | \$544,160 x 12.5020% | |
| Tax Before Abatements and STAR | \$68,030.88 | \$68,030.88 |
| Annual property tax | | \$68,030.88 |
| Original property tax billed in June 2023 | | \$66,752.12 |
| Change In Property Tax Bill Based On New Tax Rate | | \$1,278.76 |

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: 2-3148-12. 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.

