

Owner name: 2055 CRESTON AVENUE
Property address: 2055 CRESTON AVE.

Borough BRONX (2)	Block 3169	Lot 59
----------------------	---------------	-----------

How much do I owe?	
Outstanding charges	\$0.00
New charges	\$131,124.09
Total amount due by January 2, 2024	\$131,124.09

Ways to pay:

Most common way to pay	Other ways to pay	
<div style="text-align: center;">  Online </div> <p>Go to www.nyc.gov/citypay 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 style="text-align: center;">  By Mail </div> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<div style="text-align: center;">  In Person </div> <p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - C2 - 45 - 0 - 2 - 22053

Borough: 2 Block: 03169 Lot: 0059



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

Amount Due 01/02/24: \$131,124.09

Amount Enclosed:

#842269423111801#
2055 CRESTON AVENUE LLC
P.O. BOX 1105
JACKSON NJ 08527-0288

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



Department of Finance

November 18, 2023
2055 Creston Avenue
2055 Creston Ave.
2-03169-0059
Page 2

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)	\$131,124.09
AMOUNT DUE BY JANUARY 2, 2024	\$131,124.09

Your property details:

Estimated market value:	\$5,031,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%
Tax Commission Reduction	\$32,790.00
Abatements and/or STAR:	
J51 Abatement	\$1,717.60

How we calculate your annual taxes:

Billable assessed value:	\$2,104,290.00
minus reductions:	– \$32,790.00
times the current tax rate:	x 12.5020%
minus abatements and/or STAR:	– \$1,717.60
Annual property tax:	\$257,261.36

Activity for This Billing Period

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.

	Activity Date	
Finance-Property Tax		\$128,207.84
Credit Adjustment	10/20/2023	\$-2,011.18
Adopted Tax Rate	01/01/2024	\$4,868.04
SCRIE Credit Applied	11/10/2023	\$-1,040.36
Rent Stabilization	# Apts	Fee Identifier
Rent Stabilization- Chg	55	20842400
		\$870.59
Department of Finance Total		\$130,024.34

Messages for You:

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.

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 BBL number: 2-3169-59. 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.

Department of Health and Mental Hygiene charges

The New York City Department of Health and Mental Hygiene (DOHMH) issues fees for cleaning and sanitation, extermination, inspection, and rodent stoppage and proofing. For more information about any charges listed below, contact DOHMH.

Health-Extermination- Chg	\$62.50
Health-Extermination- Tax	\$5.54
Health-Extermination- Chg	\$62.50
Health-Extermination- Tax	\$5.54
Health-Inspection- Chg	\$85.50
Health-Inspection- Tax	\$7.58

Department of Health and Mental Hygiene Total	\$229.16
--	-----------------

Overpayments/Credits

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit www.nyc.gov/propertytaxrefund. For more details about your account, visit www.nyc.gov/nycproperty.

Refund Available	\$-2,011.18
Credit Applied	\$2,011.18

Total Overpayments/Credits Remaining	\$0.00
---	---------------

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 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.



Additional Messages for You:

Climate Mobilization Act, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/benchmarking.page>.

Disclosure of Energy Efficiency Scores and Grades: If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings per Local Law 33 of 2018. For more information, visit <https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page>.

Energy Audits and Retro-Commissioning: This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. For more information, visit <https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page>.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit www.nyc.gov/dobghgemissions.

NYC Accelerator is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit www.accelerator.nyc/help or call (212) 656-9202.

