



Property Tax Bill Quarterly Statement

Activity through February 27, 2021

Owner name: GRAND AVENUE INVESTORS LLC

Property address: 2380 GRAND AVE.

Borough, block & lot: BRONX (2), 03199, 0003

Mailing address:

DAVID EISENSTEIN REALTY
GRAND AVENUE INVESTORS LLC
250 W. 54TH ST. STE 702
NEW YORK NY 10019-5515

Outstanding Charges	\$0.00
New Charges	\$0.00
Amount Due	\$0.00

PTS - ZD
1400.01
40 - 1 - 2
22384



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by April 1, 2021 if you still have a mortgage

\$0.00

Amount enclosed:

#842328121022701#

DAVID EISENSTEIN REALTY
GRAND AVENUE INVESTORS LLC
250 W. 54TH ST. STE 702
NEW YORK NY 10019-5515

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

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		05/20/2015	\$-7.34
Credit Balance		01/01/2021	\$-1,529.28
Credit Applied	01/02/2021		\$420.00
Credit Balance		01/01/2021	\$-420.00
		<i>Total credit applied</i>	\$420.00
Total overpayments/credits remaining on account			\$1,536.62

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	12.2670%	
Estimated Market Value \$1,541,000		
		Taxes
Billable Assessed Value	\$646,290	
Taxable Value	\$646,290 x 12.2670%	
Tax Before Abatements and STAR	\$79,280.40	\$79,280.40
Mcl		\$-2,624.36
Annual property tax		\$76,656.04

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

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

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: 2-03199-0003 . 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.



For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

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 for more information.

