



# Property Tax Bill Quarterly Statement

Activity through November 18, 2023

**Owner name:** BH26 MGMT. LLC  
**Property address:** 2243 GRAND AVENUE  
**Borough, block & lot:** BRONX (2), 03208, 0015

**Mailing address:**  
BH26 MGMT. LLC  
P.O. BOX 580  
BRONX NY 10468-0580

Outstanding Charges	\$832.76
New Charges	\$21,096.26
<b>Amount Due</b>	<b>\$21,929.02</b>

*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  
22935

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

**Borough: 2   Block: 03208   Lot: 0015**

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



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

**Amount Due: \$21,929.02**

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

**Amount Enclosed:**

#842360223111801#  
BH26 MGMT. LLC  
P.O. BOX 580  
BRONX NY 10468-0580

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

8423602231118 01 2032080015 0000002192902 0000000130080 240102312024000 2

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$1,300.80
Total amount due by January 2, 2024 if you no longer have a mortgage	\$21,929.02

Previous Charges	Amount
Total previous charges including interest and payments	\$832.76

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$19,867.02
Adopted Tax Rate			\$761.20
Health-Extermination- Chg		01/01/2024	\$62.50
Health-Extermination- Tax		01/01/2024	\$5.54
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	20	01/01/2024 20295600	\$400.00
<b>Total current charges</b>			<b>\$21,096.26</b>

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

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.2670%	
	12.5020%	
<b>Estimated Market Value \$1,153,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$323,910</b>	
<b>Taxable Value</b>	\$323,910 x 12.5020%	
<b>Tax Before Abatements and STAR</b>	\$40,495.24	<b>\$40,495.24</b>
<b>Annual property tax</b>		<b>\$40,495.24</b>
<b>Original property tax billed in June 2023</b>		<b>\$39,734.04</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$761.20</b>

**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: 2-3208-15. 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](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.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](http://nyc.gov/dofpaymentplans).

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](http://www.nyc.gov/rpie) for more information.

