

Owner name: 2485-87 LLC D  
 Property address: 104 W. 190TH ST.

Borough 2	Block 03219	Lot 0193
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$18,075.22
<b>Total amount due by July 1, 2025</b>	<b>\$18,075.22</b>

**Ways to pay:**

**Most common way to pay**


  
**Online**


Go to [www.nyc.gov/citypay](http://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.



*No fees when you pay from your checking account (e-check) or electronic wire transfer.*

**Other ways to pay**

  
**By Mail**

  
**In Person**

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.

Visit a DOF business center with a copy of this bill. See [www.nyc.gov/visitdof](http://www.nyc.gov/visitdof) for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

1400.01 - LD - 40 - 2 - 0 - 2 - 23303

**Borough: 2 Block: 03219 Lot: 0193**  
 Write this in your check's memo line: BBL 2-03219-0193

**Want faster payment processing and instant confirmation?**  
 Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)



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

**Amount Due 07/01/25: \$18,075.22**

**Amount Enclosed:**

#842394325060701#  
 2485-87 LLC D.  
 C/O: FTERE  
 111 BROOK ST.  
 SCARSDALE NY 10583-5143

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



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Outstanding charges (\$0.00), New charges (\$18,075.22), AMOUNT DUE BY JULY 1, 2025 (\$18,075.22), and a summary row for the total amount due (\$35,969.69).

Your property details:

Table with 2 columns: Property detail, Value. Rows include Estimated market value (\$2,130,000), Tax class (2 - Residential More Than 10 Units), Exemptions (J51 34Yr Prorated \$496,601.00), and Abatements and/or STAR (Solar \$14,578.20).

How we calculate your annual taxes:

Table with 2 columns: Calculation step, Value. Rows include Billable assessed value (\$902,430.00), minus exemptions (-\$496,601.00), times the current tax rate (x 12.5000%), minus abatements and/or STAR (-\$14,578.20), and Annual property tax (\$36,150.44).

Activity for This Billing Period (Due July 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.

Table with 3 columns: Charge description, Activity Date, Amount. Rows include Finance-Property Tax (\$25,364.32) and Solar (\$-7,289.10).

Summary row: Department of Finance Total \$18,075.22

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 Department of Finance" as the payee. Your account number is your BBL number: 2032190193. 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.





**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.

	<u>Activity Date</u>	
Health-Extermination- Chg		\$62.50
Payment	05/10/2025	\$-62.50
Health-Extermination- Tax		\$5.54
Payment	05/10/2025	\$-5.54
<b>Department of Health and Mental Hygiene Total</b>		<b>\$0.00</b>

**Department of Housing Preservation and Development charges**

For more information about New York City Department of Housing Preservation & Development charges, visit [www.nyc.gov/hpdcharges](http://www.nyc.gov/hpdcharges).

	<u>Activity Date</u>	
HPD-Emergency Repair- Chg		\$3,989.00
Payment	05/10/2025	\$-3,989.00
HPD-Emergency Repair- Fee		\$1,994.50
Payment	05/10/2025	\$-1,994.50
HPD-Emergency Repair- Tax		\$354.02
Payment	05/10/2025	\$-354.02
HPD-Property Registration- Fee		\$13.00
Payment	05/24/2025	\$-13.00
<b>Department of Housing Preservation and Development Total</b>		<b>\$0.00</b>

**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](http://www.nyc.gov/propertytaxrefund). For more details about your account, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

Refund Available	\$-976,722.60
Credit Applied	\$1,130,748.61
Credit Balance	\$-154,026.01
<b>Total Overpayments/Credits Remaining</b>	<b>\$0.00</b>

**Summary of Future Account Activity**

For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2026		\$25,364.32
Solar		06/07/2025	\$-7,289.10





### Summary of Future Account Activity, continued

		<u>Due Date</u>	<u>Activity Date</u>	
<b>Rent Stabilization</b>	<u># Apts</u>	<u>Due Date</u>	<u>Fee Identifier</u>	
Rent Stabilization- Chg	23	01/01/2026	20086000	\$460.00
Payment			05/17/2025	\$-460.00

#### Additional Messages for You:

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

