



# Property Tax Bill Quarterly Statement Activity through June 3, 2023

**Owner name:** BUJAR REALTY CORP.  
**Property address:** 2830 MORRIS AVE.  
**Borough, block & lot:** BRONX (2), 03318, 0110

**Mailing address:**  
BUJAR REALTY CORP.  
2830 MORRIS AVE. APT. 1B  
BRONX NY 10468-2853

Outstanding Charges	\$0.00
New Charges	\$67,651.34
<b>Amount Due</b>	<b>\$67,651.34</b>

*Please pay by July 3, 2023*



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 - ZB  
1400.01 - C  
40 - 1 - 2  
26626

**Borough: 2    Block: 03318    Lot: 0110**

**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: \$67,651.34**

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

**Amount Enclosed:**

#842726823060301#  
BUJAR REALTY CORP.  
2830 MORRIS AVE. APT. 1B  
BRONX NY 10468-2853

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

<b>Account Overview</b>	<b>Amount</b>
Total amount due by July 3, 2023 if you still have a mortgage	\$0.00
Total amount due by July 3, 2023 if you no longer have a mortgage	\$67,651.34
If you no longer have a mortgage and want to pay everything, please pay	\$136,881.31

<b>Previous Charges</b>	<b>Amount</b>
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax Payment	06/03/2023	07/01/2023	\$69,929.26
			\$-2,277.92
HPD-Property Registration- Fee Payment	05/13/2023	07/01/2023	\$13.00
			\$-13.00
<b>Total current charges</b>			<b>\$67,651.34</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		01/01/2024	\$69,929.26
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg Payment	50	01/01/2024 20600700	\$1,000.00
	05/13/2023		\$-912.60
	06/03/2023		\$-87.40
<b>Total tax year charges remaining</b>			<b>\$69,929.26</b>
If you pay everything you owe by July 3, 2023, you would save:			\$699.29

<b>Overpayments/Credits</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Refund Available		05/22/2023	\$-2,365.32
Credit Applied	06/02/2023		\$2,365.32
Credit Balance		01/01/2023	\$-925.60
Credit Applied	05/13/2023		\$925.60
Credit Balance		05/22/2023	\$-2,365.32

**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: 2-3318-110. Our address is P. O. 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	06/03/2023		\$2,365.32
		<i>Total credit applied</i>	\$5,656.24
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

**Annual Property Tax Detail**

Tax class 2 - Residential More Than 10 Units		<b>Overall</b>	
Current tax rate		<b>Tax Rate</b>	
		12.2670%	
<b>Estimated Market Value</b>	<b>\$2,686,000</b>		
			<b>Taxes</b>
<b>Billable Assessed Value</b>		<b>\$1,140,120</b>	
<b>Taxable Value</b>		\$1,140,120 x 12.2670%	
<b>Tax Before Abatements and STAR</b>		\$139,858.52	<b>\$139,858.52</b>
<b>Annual property tax</b>			<b>\$139,858.52</b>

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.

**One City Built to Last, Compliance Notification**

**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>.

**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 reports due in 2025. For more information, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions).

**NYC Accelerator:** The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. For more information, please visit [www.nyc.gov/accelerator](http://www.nyc.gov/accelerator) or contact us at (212) 656-9202.

