



Property Tax Bill Quarterly Statement

Activity through November 20, 2021

Owner name: 3289 WESTCHESTER LLC
Property address: 3289 WESTCHESTER AVE.
Borough, block & lot: BRONX (2), 04249, 0046

Mailing address:
3289 WESTCHESTER LLC
2609 BROAD ST.
YORKTOWN HEIGHTS NY 10598-3822

Outstanding Charges	\$66,952.85
New Charges	\$17,229.90
Amount Due	\$84,182.75

Please pay by January 3, 2022

Warning: The Department of Finance may sell a lien on your property unless you resolve your outstanding property tax liability by December 16, 2021. Please contact DOF's tax lien ombudsperson at (212) 440-5408 or senior ombudsperson at (212) 291-4414 for more information.

*****The Department of Environmental Protection records indicate that you have not paid your water bill*****
*****Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.*****

PTS - LD
1400.01
40 - 0 - 4
59343



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-04249-0046

Total amount due by January 3, 2022

\$84,182.75

Amount enclosed:

#846188521112001#

3289 WESTCHESTER LLC
2609 BROAD ST.
YORKTOWN HEIGHTS NY 10598-3822

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

8461885211120 01 2042490046 0000008418275 0000008418275 220103112022000 8

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$66,952.85
Finance-Property Tax		01/01/2022	\$17,035.54
Debit Adjustment	01/01/2022		\$194.36
Total amount due			\$84,182.75

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

Tax class 4 - Commercial Or Industrial	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	10.6940%	
	10.7550%	
Estimated Market Value	\$708,000	
Billable Assessed Value	\$318,600	Taxes
Taxable Value	\$318,600 x 10.7550%	
Tax Before Abatements and STAR	\$34,265.44	\$34,265.44
Annual property tax		\$34,265.44
Original property tax billed in June 2021		\$34,071.08
Change In Property Tax Bill Based On New Tax Rate		\$194.36

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

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

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

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: 2-04249-0046 . 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.



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, 2022. 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.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

