

Owner name: 2055 CRUGER LLC  
 Property address: 2055 CRUGER AVE.

Borough BRONX (2)	Block 4284	Lot 20
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<b>How much do I owe?</b>	
Outstanding charges	\$3,309.24
New charges	\$118,011.30
<b>Total amount due by July 1, 2024</b>	<b>\$121,320.54</b>
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	
<b>Attention: You have past-due charges.</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 - 1 - 2 - 62092

**Borough: 2    Block: 04284    Lot: 0020**

**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 07/01/24:                    \$121,320.54**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#846423724060101#  
 2055 CRUGER LLC  
 ZEZE MEHMETAJ  
 21 KETTELL AVE.  
 YONKERS NY 10704-2210

**Make checks payable & mail payment to:**  
 NYC Property Tax Collection  
 PO Box 5536  
 Binghamton NY 13902-5536



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Total amount due by July 1, 2024 (with and without mortgage), AMOUNT DUE BY JULY 1, 2024, and a detailed note on the amount shown.

Your property details:

Estimated market value: \$4,643,000
Tax class: 2 - Residential More Than 10 Units

How we calculate your annual taxes:

Billable assessed value: \$1,918,620.00
times the current tax rate: x 12.5020%
Annual property tax: \$239,865.88

Activity for This Billing Period (Due July 1, 2024)

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: Description, Activity Date, Amount. Rows include Finance-Property Tax, Drie Credit Applied, and SCRIE Credit Applied.

Department of Finance Total \$117,607.78

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.

Table with 2 columns: Description, Amount. Rows include Health-Extermination- Chg and Health-Extermination- Tax.

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 Property Tax Collection" as the payee. Your account number is your BBL number: 2-4284-20. 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.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.





**Department of Finance**

**Department of Health and Mental Hygiene charges, continued**

Health-Extermination- Chg	\$62.50
Health-Extermination- Tax	\$5.54

**Department of Health and Mental Hygiene Total** **\$136.08**

**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).*

HPD-Emergency Repair- Chg	\$50.00
HPD-Emergency Repair- Fee	\$25.00
HPD-Emergency Repair- Tax	\$4.44
HPD-Property Registration- Fee	\$13.00

**Department of Housing Preservation and Development Total** **\$92.44**

**Tax Commission charges**

*The Tax Commission charges a \$175 fee for each assessment review held for properties with an assessed value of \$2 million or more or a market value of \$4.5 million or more.*

Tax Commission- Fee	\$175.00
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**Tax Commission Total** **\$175.00**

**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		01/01/2025		\$119,932.94
<b>Rent Stabilization</b>	<b># Apts</b>	<b><u>Due Date</u></b>	<b><u>Fee Identifier</u></b>	
Rent Stabilization- Chg	77	01/01/2025	20077300	\$1,540.00

**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.



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**Additional Messages for You:**

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

**Greenhouse Gas Emission Reductions:** This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. LL97 compliance, as well as issuance of associated penalties, takes place at the level of an individual building (as designated by a Building Information Number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions).

**NYC Accelerator** is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit [www.accelerator.nyc/help](http://www.accelerator.nyc/help) or call (212) 656-9202.

