



Property Tax Bill Quarterly Statement

Activity through November 18, 2023

Owner name: NISSHAN REALTY CORP.
Property address: 3644 HOLLAND AVE.
Borough, block & lot: BRONX (2), 04662, 0040

Mailing address:
NISSHAN REALTY CORP.
3644 HOLLAND AVE.
BRONX NY 10467-5945

Outstanding Charges	\$20.00
New Charges	\$19,959.68
Amount Due	\$19,979.68

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 - C0
1 - 1 - 2
72127

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

Borough: 2 Block: 04662 Lot: 0040

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$19,979.68

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

Amount Enclosed:

#847338623111801#
NISSHAN REALTY CORP.
3644 HOLLAND AVE.
BRONX NY 10467-5945

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

8473386231118 01 2046620040 0000001997968 0000000028000 240102312024000 6

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$280.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$19,979.68

Previous Charges	Amount
Total previous charges including interest and payments	\$20.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$18,972.76
Adopted Tax Rate			\$726.92
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	13	01/01/2024 21189500	\$260.00
Total current charges			\$19,959.68

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

Tax class 2 - Residential More Than 10 Units	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.2670%	
	12.5020%	
Estimated Market Value \$837,000		
Billable Assessed Value	\$309,330	Taxes
Taxable Value	\$309,330 x 12.5020%	
Tax Before Abatements and STAR	\$38,672.44	\$38,672.44
Annual property tax		\$38,672.44
Original property tax billed in June 2023		\$37,945.52
Change In Property Tax Bill Based On New Tax Rate		\$726.92

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: 2-4662-40. 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 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.

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 for more information.

The above referenced premises is a participant in the Department of Housing Preservation and Alternative Enforcement Program (AEP) and/or was previously a participant in AEP. Inspections and/or repairs may have been performed by HPD while the premises was in AEP, which may have resulted in AEP charges and/or AEP fees being assessed. Under NYC Administrative Code §27-2153, these AEP charges and fees become a tax lien against the premises and must be paid promptly when owed. If you have any questions about AEP, call (212) 863-8262.

