





Owner name: 152 MONTAGUE STREET CC LLC
Property address: 152 MONTAGUE ST. APT. 7

Borough 3	Block 00249	Lot 0037
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How much do I owe?	
Outstanding charges	\$604,336.07
New charges	\$0.00
Total amount due by April 1, 2025	\$604,336.07
<i>Attention: You have past-due charges.</i>	

Ways to pay:

Most common way to pay	Other ways to pay	
 Online <p>Go to 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.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 By Mail <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 In Person <p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

1400.01 - HD - 41 - 2 - 0 - 2B - 8752

Borough: 3 Block: 00249 Lot: 0037
Write this in your check's memo line: BBL 3-00249-0037



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

**Want faster payment processing
and instant confirmation?**
Pay online at www.nyc.gov/citypay

Amount Due 04/01/25: \$604,336.07

Amount Enclosed:

#880985325021501#
152 MONTAGUE STREET CC LLC
2361 NOSTRAND AVE. STE 602
BROOKLYN NY 11210-3953

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

5536 30024900370 0060433607 250401 4 2025 7

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$604,336.07
New charges (Sum of new property taxes and other charges-see below for details)	\$0.00
AMOUNT DUE BY APRIL 1, 2025	\$604,336.07

Your property details:

Estimated market value: \$2,162,000
Tax class: 2B - 7-10 Unit Residentl Rental Bldg

How we calculate your annual taxes:

Billable assessed value: \$874,947.00
times the current tax rate: x 12.5000%
Annual property tax: \$109,368.40

Messages for You:

Warning: The Department of Finance may sell a lien on your property unless you resolve your outstanding property tax liability by May 19, 2025. For assistance, visit www.nyc.gov/liensale or email taxlien@finance.nyc.gov. You can also call DOF's lien sale ombudsperson at (212) 440-5408 or senior citizen ombudsperson at (212) 440-5407, or visit a DOF business center.

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.

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: 3002490037. Our address is PO Box 5536, Binghamton, NY 13902-5536.

Additional Messages for You:

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.

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 2, 2025. 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 BID assessment includes an adjustment due to a billing correction from a prior year. If you have any questions regarding BID charges, please contact the NYC Department of Small Business Services at (212) 513-6300. If you have questions about any non-BID-related charges, please contact the Department of Finance by calling 311 or (212) 639-9675, or visit www.nyc.gov/contactdof.

