





Owner name: 295 DOUGLASS STREET REALTY LLC
Property address: 295 DOUGLASS ST.

| | | |
|--------------|----------------|-------------|
| Borough 3 | Block 00413 | Lot 0065 |
|--------------|----------------|-------------|

| How much do I owe? | |
|--|--------------------|
| Outstanding charges | \$506.89 |
| New charges | \$49,231.47 |
| Total amount due by January 1, 2025 | \$49,738.36 |

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 - LD - 40 - 2 - 0 - 4 - 16696

Borough: 3 Block: 00413 Lot: 0065
Write this in your check's memo line: BBL 3-00413-0065



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 01/01/25: \$49,738.36

Amount Enclosed:

#881855124111601#
295 DOUGLASS STREET REALTY LLC
502 BERGEN ST.
BROOKLYN NY 11217-2407

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

5536 30041300650 0004973836 250101 1 2025 0

| Billing Summary | Amount |
|---|--------------------|
| Outstanding charges (Sum of unpaid balance and interest fees from billing periods) | \$506.89 |
| New charges (Sum of new property taxes and other charges-see below for details) | \$49,231.47 |
| AMOUNT DUE BY JANUARY 1, 2025 | \$49,738.36 |

Your property details:

| | |
|-------------------------|------------------------------|
| Estimated market value: | \$2,276,000 |
| Tax class: | 4 - Commercial Or Industrial |
| Prior year tax rate: | 10.5920% |
| Current tax rate: | 10.7620% |

How we calculate your annual taxes:

| | |
|-----------------------------|--------------------|
| Billable assessed value: | \$899,550.00 |
| times the current tax rate: | x 10.7620% |
| Annual property tax: | \$96,809.60 |

Activity for This Billing Period (Due January 1, 2025)

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.

| | <u>Activity Date</u> | |
|------------------------------------|----------------------|--------------------|
| Finance-Property Tax | | \$47,640.18 |
| Adopted Tax Rate | 01/01/2025 | \$1,529.24 |
| Department of Finance Total | | \$49,169.42 |

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.

| | |
|--|----------------|
| Health-Inspection- Chg | \$57.00 |
| Health-Inspection- Tax | \$5.05 |
| Department of Health and Mental Hygiene Total | \$62.05 |

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 Department of Finance" as the payee. Your account number is your BBL number: 3004130065. 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.

Additional Messages for You:

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.

