



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: CHRIS AND LI BROOKLYN LLC
Property address: 248 4TH AVE.
Borough, block & lot: BROOKLYN (3), 00448, 0036

Mailing address:
CHRIS AND LI BROOKLYN LLC
2165 78TH ST.
BROOKLYN NY 11214-1501

Outstanding Charges	\$0.00
New Charges	\$148.84
Amount Due	\$148.84

Please pay by January 2, 2024. To avoid interest pay on or before January 16th.



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 - ZB
1400.01 - S4
40 - 1 - 2A
18381

Borough: 3 Block: 00448 Lot: 0036

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$148.84

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

Amount Enclosed:

#881860923111801#
CHRIS AND LI BROOKLYN LLC
2165 78TH ST.
BROOKLYN NY 11214-1501

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

8818609231118 01 3004480036 0000000014884 00000000000000 240102312024000 2

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$0.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$148.84
If you no longer have a mortgage and want to pay everything, please pay	\$297.17

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$3,884.59
Adopted Tax Rate			\$148.84
Payment	11/06/2023	Rushmore Loan Mgmt Services LLC	\$-3,884.59
Total amount due			\$148.84

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$3,884.59
Adopted Tax Rate			\$148.84
Early Payment Discount		04/01/2024	\$-13.21
Payment	11/06/2023	Rushmore Loan Mgmt Services LLC	\$-3,871.38
Total tax year charges remaining			\$148.84
If you pay everything you owe by January 16, 2024, you would save:			\$0.51

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: 3-448-36. 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.

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

Tax class	2A - 4-6 Unit Residential Rental Bldg	Overall	
Original tax rate billed		Tax Rate	
New Tax rate		12.2670%	
Estimated Market Value	\$1,510,000	12.5020%	
			Taxes
Billable Assessed Value		\$126,668	
Taxable Value	\$126,668 x 12.5020%		
Tax Before Abatements and STAR		\$15,836.04	\$15,836.04
Annual property tax			\$15,836.04
Original property tax billed in June 2023			\$15,538.36
Change In Property Tax Bill Based On New Tax Rate			\$297.68

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.

