



Property Tax Bill Quarterly Statement

Activity through August 28, 2019

Owner name: 20 BAY STREET REALTY
Property address: 61 OTSEGO STREET
Borough, block & lot: BROOKLYN (3), 00601, 0001

Mailing address:
20 BAY STREET REALTY
197 COLUMBIA ST.
BROOKLYN NY 11231-1402

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$48,145.29
Total amount due by October 1, 2019	\$48,145.29
Charges you can pre-pay	\$110,384.44
If you want to pay everything you owe by October 1, 2019 please pay	\$158,529.73

PTS - LD
1400.01
41 - 0
14376



Please include this coupon if you pay by mail or in person. 3-00601-0001

Pay today the easy way
nyc.gov/payonline

Total amount due by October 1, 2019
If you want to pay everything you owe by October 1, 2019 please pay

\$48,145.29
\$158,529.73

Amount enclosed:

#881844619082801#

20 BAY STREET REALTY
197 COLUMBIA ST.
BROOKLYN NY 11231-1402

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

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$115,278.18
Com Expansion	06/27/2019		\$-6,667.52
Payment	06/05/2019		\$-2,836.17
Payment	06/10/2019		\$-1,714.17
Payment	06/13/2019		\$-4,723.04
Payment	06/18/2019		\$-1,714.00
Payment	06/19/2019		\$-1,714.17
Payment	06/27/2019		\$-553.21
Payment	07/08/2019		\$-10,262.50
Payment	07/12/2019		\$-3,015.84
Payment	07/16/2019		\$-7,316.36
Payment	07/19/2019		\$-16,720.00
Payment	07/23/2019		\$-3,927.91
Payment	08/12/2019		\$-2,968.00
Payment	08/23/2019		\$-3,000.00
Total current charges			\$48,145.29

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$115,386.96
Com Expansion	06/27/2019		\$-5,002.52
Total tax year charges remaining			\$110,384.44
If you want to pay everything you owe by October 1, 2019 please pay			\$158,529.73

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		04/01/2019	\$-226.00
Credit Balance		04/01/2019	\$-996.00
Credit Balance		04/01/2019	\$-1,283.85
Credit Balance		05/21/2019	\$-108.78

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-00601-0001 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	06/01/2019		\$108.78
		<i>Total credit applied</i>	\$108.78
Total overpayments/credits remaining on account			\$2,505.85

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$6,149,000	10.5140%	
		Taxes
Billable Assessed Value	\$2,194,920	
Taxable Value	\$2,194,920 x 10.5140%	
Tax Before Abatements and STAR	\$230,773.92	\$230,773.92
Com Expansion		\$-6,667.52
Com Expansion		\$-5,002.52
Annual property tax		\$219,103.88

One City Built to Last, Compliance Notification

Beginning in 2020 and in each calendar year thereafter, an owner of a covered building (as per Local Law 33 of 2018) will be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit
<https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call 212-566-5584.

