



Property Tax Bill Quarterly Statement

Activity through December 5, 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

Outstanding Charges \$0.00

New Charges \$106,650.89

Amount Due \$106,650.89

Please pay by January 2, 2020

PTS - LD
1400.01
41 - 0
2489

Visit us at nyc.gov/finance or call 311 for more information.



**Department of
Finance**

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

Total amount due by January 2, 2020

\$106,650.89

Amount enclosed:

#880258519120501#

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

8802585191205 01 3006010001 0000010665089 0000010665089 200102112020000 0

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2020	\$110,384.44
Adopted Tax Rate			\$504.80
Payment	11/21/2019		\$-476.36
Payment	12/04/2019		\$-3,761.99
Total amount due			\$106,650.89

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

	Overall	
Tax class 4 - Commercial Or Industrial	Tax Rate	
Original tax rate billed	10.5140%	
New Tax rate	10.5370%	
Estimated Market Value	\$6,149,000	
		Taxes
Billable Assessed Value	\$2,194,920	
Taxable Value	\$2,194,920 x 10.5370%	
Tax Before Abatements and STAR	\$231,278.72	\$231,278.72
Com Expansion		\$-6,667.52
Com Expansion		\$-5,002.52
Annual property tax		\$219,608.68
Original property tax billed in June 2019		\$230,773.92
Change In Property Tax Bill Based On New Tax Rate		\$504.80

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

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.



One City Built to Last, Compliance Notification

Local Law 133/16 - Benchmarking Energy and Water Use

This property is required to benchmark its energy and water consumption for calendar year 2019 by May 1, 2020, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades

This property is now 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>

Local Law 87/09 - Energy Audits and Retro-Commissioning

This property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "9", you will need to comply by December 31, 2019. If your property is on a tax block that ends in the number "0", you will need to comply by December 31, 2020. If your property is on a tax block that ends in the number "2", you will need to comply by December 31, 2022. To find your tax block, visit www.nyc.gov/BBL.

For a detailed explanation of the requirements, please visit <https://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>

