



# Property Tax Bill Quarterly Statement

Activity through February 19, 2022

**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	\$66,502.02
New Charges	\$0.00
<b>Amount Due</b>	<b>\$66,502.02</b>

*Please pay by April 1, 2022*

PTS - LD  
1400.01  
41 - 0 - 4  
18760



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-00601-0001

**Total amount due by April 1, 2022**

**\$66,502.02**

**Amount enclosed:**

#881932422021901#

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

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Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$66,502.02
<b>Total amount due</b>			<b>\$66,502.02</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2022	\$-1,444.51
Credit Applied	02/05/2022		\$1,444.51
Credit Balance		01/01/2022	\$-1,906.31
Credit Applied	02/05/2022		\$1,906.31
Credit Balance		01/01/2022	\$-2,000.00
Credit Applied	02/05/2022		\$2,000.00
Credit Balance		01/01/2022	\$-5,000.00
Credit Applied	02/05/2022		\$5,000.00
Credit Balance		01/01/2022	\$-2,995.63
Credit Applied	02/05/2022		\$2,995.63
Credit Balance		01/11/2022	\$-5,906.87
Credit Applied	01/22/2022		\$5,906.87
		<i>Total credit applied</i>	\$19,253.32
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

#### Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value</b> \$5,830,000	10.7550%	
<b>Billable Assessed Value</b>	<b>\$2,623,500</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$2,623,500 x 10.7550%	
<b>Tax Before Abatements and STAR</b>	\$282,157.44	<b>\$282,157.44</b>
Com Expansion		\$-7,500.00
Com Expansion		\$-6,670.00
<b>Annual property tax</b>		<b>\$267,987.44</b>

**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: 3-00601-0001. Our address is P. O. 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.

**To update your mailing address:** Visit [nyc.gov/changemailingaddress](https://nyc.gov/changemailingaddress) or call 311.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](https://nyc.gov/dofpaymentplans).

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](https://nyc.gov/contactdof) to sign up.



For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](https://nyc.gov/latepropertypayments).

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2022, unless you are exempt by law. Visit [www.nyc.gov/rpie](https://www.nyc.gov/rpie) for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.



**One City Built to Last, Compliance Notification**

**Local Law 133/16 – Benchmarking Energy and Water Use**

This property may be required to benchmark its energy and water consumption for calendar year 2021 by May 1, 2022, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking).

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

If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings in the form of a Building Energy Efficiency Rating label which will be made available in the covered buildings' DOB NOW Public Portal property profiles on October 1 each year. All grades, except "N," must be printed from the DOB NOW Public Portal and displayed in a conspicuous location near each public entrance within 30 days after October 1 each year.

For information on Local Law 33, please visit [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking).

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call (212) 566-5584.

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

This property may 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 "2," you will need to file your Energy Efficiency Report between January 1 and December 31, 2022. If your property is on a tax block that ends in the number "3," you will need to file your Energy Efficiency Report between January 1 and December 31, 2023. If your property is on a tax block that ends in the number "4," you will need to file your Energy Efficiency Report between January 1 and December 31, 2024. If your property is on a tax block that ends in the number "5," you will need to file your Energy Efficiency Report between January 1 and December 31, 2025. To find your tax block, visit [www.nyc.gov/bbl](http://www.nyc.gov/bbl).

For a detailed explanation of the requirements, please visit [nyc.gov/EnergyAuditsRCx](http://nyc.gov/EnergyAuditsRCx).

For free assistance and answers to your questions regarding Local Law 87 of 2009, please email the NYC Sustainability Help Center at [LL87@NYCsustainability.org](mailto:LL87@NYCsustainability.org) or call (212) 566-5584.

**Compliance Notification – Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)**

Beginning on January 1, 2024, covered buildings will be required to meet annual emissions limits.

For more information and frequently asked questions, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions) or submit a question to [ghgemissions@buildings.nyc.gov](mailto:ghgemissions@buildings.nyc.gov).

**NYC Accelerator**

The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change.

For more information, please visit [www.nyc.gov/accelerator](http://www.nyc.gov/accelerator) or contact us at (212) 656-9202.

