

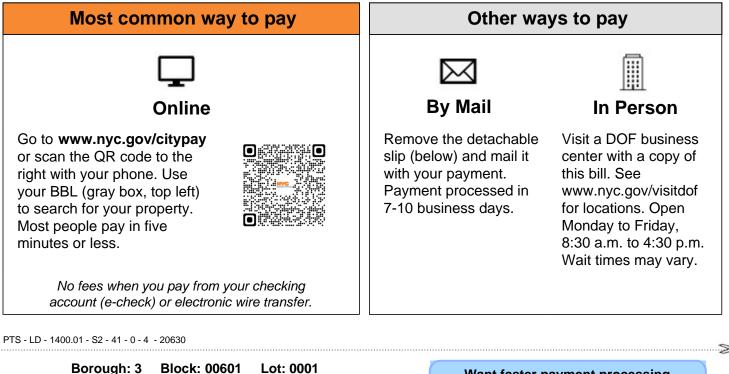
Owner name: 20 BAY STREET REALTY Property address: 61 OTSEGO STREET

Property Tax Bill Quarterly Statement

Activity through February 17, 2024

How much do I owe?			
Outstanding charges	\$65,914.26		
New charges	\$0.00		
Total amount due by April 1, 2024	\$65,914.26		
Attention: You have past-due charges.			

Ways to pay:



NYC

Department of Finance

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 04/01/24:

\$65,914.26

Amount Enclosed:

#882094424021701# 20 BAY STREET REALTY 197 COLUMBIA ST. BROOKLYN NY 11231-1402

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



Billing Summary			Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)			\$65,914.26
New charges (Sum of new property taxes and other charges-see below for details)			\$0.00
AMOUNT DUE BY APRIL 1, 2024			\$65,914.26
Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$6,704,000	Billable assessed value:	\$2,993,850.00
Tax class:	4 - Commercial Or Industrial	times the current tax rate:	x 10.5920%
Abatements and/or STAR:		minus abatements and/or STAR:	- \$26,750.00
Com Expansion	\$13,375.00	Annual property tax:	\$290,358.60

\$13,375.00



Messages for You:

Com Expansion

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 DOF Property Tax" as the payee. Your account number is your BBL number: 3-601-1. 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.

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 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.

One City Built to Last, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 133 of 2016. For a detailed explanation of the requirements, please visit <u>https://www.nyc.gov/site/buildings/codes/benchmarking.page</u>.

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 per Local Law 33 of 2018. For more information, visit <u>https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page</u>.

Energy Audits and Retro-Commissioning: This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. For more information, visit https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. For more information, visit <u>www.nyc.gov/dobghgemissions</u>.

NYC Accelerator provides buildings with free, personalized guidance to reduce energy use and comply with Local Law 88 by the **12/31/24 deadline** and the Local Law 97 requirement to report on and reduce annual emissions, which began on 1/1/24. Visit <u>www.accelerator.nyc/help</u> or call (212) 656-9202.