



# Property Tax Bill

## Quarterly Statement

Activity through November 19, 2022

**Owner name:** WAT REALTY LLC  
**Property address:** 420 40TH ST.  
**Borough, block & lot:** BROOKLYN (3), 00714, 0014

**Mailing address:**  
WAT REALTY LLC  
521 85TH ST.  
BROOKLYN NY 11209-4810

Outstanding Charges	\$0.00
New Charges	\$21.66
<b>Amount Due</b>	<b>\$21.66</b>

*Please pay by January 3, 2023. To avoid interest pay on or before January 17th.*

Most Department of Finance services are available online:

- To pay your bill, visit [nyc.gov/payonline](https://nyc.gov/payonline).
- For general information, visit [nyc.gov/finance](https://nyc.gov/finance).
- To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](https://nyc.gov/dofaccount).



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 - LD  
1400.01 - S  
40 - 0 - 2B  
22634



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-00714-0014

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**

**Total amount due by January 3, 2023**

\$21.66

**If you want to pay everything you owe by January 3, 2023 please pay**

\$43.32

**Amount enclosed:**

#882303422111901#

WAT REALTY LLC  
521 85TH ST.  
BROOKLYN NY 11209-4810

**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			\$0.00
Finance-Property Tax		01/01/2023	\$0.00
Debit Adjustment	01/01/2023		\$21.66
<b>Total amount due</b>			<b>\$21.66</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2023	\$0.00
Debit Adjustment	01/01/2023		\$21.66
<b>Total tax year charges remaining</b>			<b>\$21.66</b>
<b>If you want to pay everything you owe by January 3, 2023 please pay</b>			<b>\$43.32</b>

**How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023**

Tax class 2B - 7-10 Unit Residentl Rental Bldg	<b>Overall Tax Rate</b>	
Original tax rate billed	12.2350%	
New Tax rate	12.2670%	
<b>Estimated Market Value \$2,014,000</b>		
<b>Billable Assessed Value</b>	<b>\$135,409</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$135,409 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$16,610.64	<b>\$16,610.64</b>
<b>Annual property tax</b>		<b>\$16,610.64</b>
<b>Original property tax billed in June 2022</b>		<b>\$16,567.32</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$43.32</b>

For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](http://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, 2023, unless you are exempt by law. Visit [www.nyc.gov/rpie](http://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.

**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: 3-00714-0014. 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](http://nyc.gov/changemailingaddress) or call 311.

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

