

Owner name: WAT REALTY LLC
Property address: 420 40TH ST.

Borough BROOKLYN (3)	Block 714	Lot 14
-------------------------	--------------	-----------

How much do I owe?	
Outstanding charges	\$0.00
New charges	\$4,165.62
Total amount due by July 3*	\$4,165.62
* To avoid interest, you must pay by July 17.	

You have three ways to pay:

Most common way to pay	Two other ways to pay	
 Online <p>Go to www.nyc.gov/citypay or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 By Mail <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 In Person <p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - C - 40 - 0 - 2B - 23320

Borough: 3 Block: 00714 Lot: 0014



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 07/03/23: \$4,165.62

Amount Enclosed:

#882343023060301#
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

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$4,165.62
TOTAL AMOUNT DUE THIS PERIOD	\$4,165.62
The amount shown at the right includes the amount due this period plus your remaining property taxes and other charges for the rest of the tax year, which ends on June 30. If you pay your total tax year charges remaining by July 17, you would save \$83.05.	
	\$16,700.55

Your property details:

Estimated market value: \$1,611,000
Tax class: 2B - 7-10 Unit Residentl Rental Bldg

How we calculate your annual taxes:

Billable assessed value: \$135,409.00
times the tax rate: x 12.2670%
Annual property tax: \$16,610.64

Activity for This Billing Period

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

Finance-Property Tax \$4,152.66

Department of Finance Total \$4,152.66

Department of Housing Preservation and Development charges

For more information about New York City Department of Housing Preservation & Development charges, visit www.nyc.gov/hpdcharges.

Activity Date

HPD-Property Registration- Fee \$13.00

Messages for You:

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: 3-714-14. 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.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.





Department of Finance

June 3, 2023
Wat Realty LLC
420 40th St.
3-00714-0014
Page 3

Department of Housing Preservation and Development charges, continued

Payment	05/13/2023	\$-0.04
---------	------------	---------

Department of Housing Preservation and Development Total		\$12.96
---	--	----------------

Overpayments/Credits

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit www.nyc.gov/propertytaxrefund. For more details about your account, visit www.nyc.gov/nycproperty.

Credit Balance	\$-0.04
----------------	---------

Credit Applied	\$0.04
----------------	--------

Total overpayments/credits remaining	\$0.00
---	---------------

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	10/01/2023		\$4,152.66
Finance-Property Tax	01/01/2024		\$4,152.66
Finance-Property Tax	04/01/2024		\$4,152.66
Rent Stabilization	<u># Apts</u>	<u>Due Date</u>	<u>Fee Identifier</u>
Rent Stabilization- Chg	8	01/01/2024	30939000
			\$160.00

