

Owner name: 273 REALTY LLC
 Property address: 273 BUFFALO AVE.

Borough 3	Block 01387	Lot 0001
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$63,394.58
Total amount due by January 2, 2026	\$63,394.58
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	

Ways to pay:

Most common way to pay


Online

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.



No fees when you pay from your checking account (e-check) or electronic wire transfer.

Other ways to pay


By Mail


In Person

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.

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.

1400.01 - VB - 40 - 2 - 1 - 2 - 62652

Borough: 3 Block: 01387 Lot: 0001
 Write this in your check's memo line: BBL 3-01387-0001



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 01/02/26: \$63,394.58

If you have a mortgage, see the Billing Summary on page 2.

Amount Enclosed:

#886602025111501#
 273 REALTY LLC
 1451 52ND ST.
 BROOKLYN NY 11219-3965

Make checks payable & mail payment to:
 NYC Department of Finance
 PO Box 5536
 Binghamton NY 13902-5536

5536 30138700010 0006339458 260102 3 2026 7



Billing Summary	Amount
Total amount due by January 2, 2026, if you still have a mortgage	\$940.00
Total amount due by January 2, 2026, if you no longer have a mortgage	\$63,394.58
AMOUNT DUE BY JANUARY 2, 2026	\$63,394.58

Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$3,735,000	Billable assessed value:	\$1,555,650.00
Tax class:	2 - Residential More Than 10 Units	minus exemptions:	– \$546,528.00
Prior year tax rate:	12.5000%	times the current tax rate:	x 12.4390%
Current tax rate:	12.4390%	Annual property tax:	\$125,524.72
Exemptions:			
J51 34Yr Old Version	\$546,528.00		

Activity for This Billing Period (Due January 2, 2026)

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.

	Activity Date	
Finance-Property Tax		\$63,070.14
Adopted Tax Rate	01/01/2026	\$-615.56
Rent Stabilization	# Apts	Fee Identifier
Rent Stabilization- Chg	47	35007500
		\$940.00
Department of Finance Total		\$63,394.58

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 Department of Finance" as the payee. Your account number is your BBL number: 3013870001. Our address is PO Box 5536, Binghamton, NY 13902-5536.

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.



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 1, 2026. 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.

Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2025 by May 1, 2026, in accordance with NYC Benchmarking Law 84 of 2009 as amended. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84.

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 www.nyc.gov/LL33.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019 (LL97) as amended, which sets carbon emission limits or prescriptive energy requirements for buildings, with the first reports due on May 1, 2025. Buildings required to file in 2025 had the opportunity to receive an extension of the reporting deadline to December 31, 2025. For more information, visit www.nyc.gov/LL97.

Is your building prepared? Contact NYC Accelerator for compliance support, financing options, and connections to vetted service providers. For more details, visit www.accelerator.nyc/ll97.

Reminder: Local Law 97 compliance, as well as issuance of associated penalties, takes place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit www.nyc.gov/site/buildings/codes/sustainability.page.

