



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: 190 ROCKAWAY AVENUE LLC
Property address: 190 ROCKAWAY AVE.
Borough, block & lot: BROOKLYN (3), 01567, 0038

Mailing address:
190 ROCKAWAY AVENUE LLC
685 E. 2ND ST.
BROOKLYN NY 11218-5603

Statement Billing Summary

| | |
|---|-------------------|
| Unpaid charges, if any | \$0.00 |
| Current charges | \$2,315.04 |
| Total amount due by January 2, 2020. To avoid interest pay on or before January 15th. | \$2,315.04 |
| Total property tax amount due January 2, 2020 from Arbor Commercial Mortgage, LLC | \$2,155.04 |
| You, the property owner | \$160.00 |
| Amount of property tax not due January 2, 2020 but that Arbor Commercial Mortgage, LLC can pre-pay | \$2,155.04 |
| If Arbor Commercial Mortgage, LLC wants to pay all property tax owed by January 2, 2020 please pay | \$4,302.75 |
| If Arbor Commercial Mortgage, LLC pays all property tax owed by January 2, 2020 you would save | \$7.33 |

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**Department of
Finance**

Please include this coupon if you pay by mail or in person. 3-01567-0038

Pay today the easy way
nyc.gov/payonline

| | |
|--|-------------------|
| Total amount due by January 2, 2020 if you still have a mortgage | \$160.00 |
| Total amount due by January 2, 2020 if you no longer have a mortgage | \$2,315.04 |
| If you no longer have a mortgage and want to pay everything, please pay | \$4,462.75 |

Amount enclosed:

#886565619111601#

190 ROCKAWAY AVENUE LLC
685 E. 2ND ST.
BROOKLYN NY 11218-5603

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

| Previous Charges | Amount |
|--|--------|
| Total previous charges including interest and payments | \$0.00 |

| Current Charges | Activity Date | Due Date | Amount |
|------------------------------|---------------|---------------------------|-------------------|
| Finance-Property Tax | | 01/01/2020 | \$2,203.60 |
| Adopted Tax Rate | | | \$-48.56 |
| Rent Stabilization * | # Apts | RS fee identifiers | |
| Rent Stabilization Fee- Chg | 8 | 01/01/2020 33776000 | \$80.00 |
| Rent Stabilization Fee- Chg | 8 | 01/01/2020 33776000 | \$80.00 |
| Total current charges | | | \$2,315.04 |

* The rent stabilization fee increased to \$20 per unit as of July 1, 2019. This fee was calculated at the old rate on your previous property tax bill. You will see two charges on this bill. One is the current charge at the new rate, and the second is the difference between what you were previously billed and the new legal rate.

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|---|---------------|------------|-------------------|
| Finance-Property Tax | | 04/01/2020 | \$2,203.60 |
| Adopted Tax Rate | | | \$-48.56 |
| Total tax year charges remaining | | | \$2,155.04 |
| If you pay everything you owe by January 2, 2020, you would save: | | | \$7.33 |

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-01567-0038 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

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.



How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

| | | | |
|--|--------------------------------------|---------------------|-------------------|
| Tax class | 2B - 7-10 Unit Residentl Rental Bldg | Overall | |
| Original tax rate billed | | Tax Rate | |
| New Tax rate | | 12.6120% | |
| Estimated Market Value | \$600,800 | 12.4730% | |
| | | | Taxes |
| Billable Assessed Value | | \$69,889 | |
| Taxable Value | | \$69,889 x 12.4730% | |
| Tax Before Abatements and STAR | | \$8,717.28 | \$8,717.28 |
| Annual property tax | | | \$8,717.28 |
| Original property tax billed in June 2019 | | | \$8,814.40 |
| Change In Property Tax Bill Based On New Tax Rate | | | \$-97.12 |

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

