



# Property Tax Bill Quarterly Statement

Activity through August 28, 2021

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

**Mailing address:**  
C/O: MISRAHI REALTY  
ACH AZ LLC  
88 RIVINGTON ST.  
NEW YORK NY 10002-2245

Outstanding Charges	\$2,131.08
New Charges	\$2,212.91
<b>Amount Due</b>	<b>\$4,343.99</b>

*Please pay by October 1, 2021. To avoid interest pay on or before October 15th.*

Most Department of Finance services are available online:

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

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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

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

Total amount due by October 1, 2021 if you still have a mortgage	\$0.00
Total amount due by October 1, 2021 if you no longer have a mortgage	\$4,343.99
If you no longer have a mortgage and want to pay everything, please pay	\$8,747.90

**Amount enclosed:**

#886762321082801#

C/O: MISRAHI REALTY  
ACH AZ LLC  
88 RIVINGTON ST.  
NEW YORK NY 10002-2245

**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	<b>\$2,131.08</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2021	\$2,212.91
HPD-Emergency Repair- Chg		10/01/2021	\$43.75
Payment	07/06/2021		\$-43.75
Payment	07/06/2021		\$-21.88
HPD-Emergency Repair- Tax		10/01/2021	\$25.76
Payment	07/06/2021		\$-3.88
HPD-Emergency Repair- Chg		10/01/2021	\$50.00
Payment	07/06/2021		\$-50.00
Payment	07/06/2021		\$-25.00
HPD-Emergency Repair- Tax		10/01/2021	\$29.44
Payment	07/06/2021		\$-4.44
HPD-Emergency Repair- Chg		10/01/2021	\$1,125.00
Payment	07/06/2021		\$-1,125.00
HPD-Emergency Repair- Fee		10/01/2021	\$562.50
Payment	07/06/2021		\$-562.50
HPD-Emergency Repair- Tax		10/01/2021	\$99.84
Payment	07/06/2021		\$-99.84
HPD-Emergency Repair- Chg		10/01/2021	\$100.00
Payment	07/06/2021		\$-100.00
HPD-Emergency Repair- Fee		10/01/2021	\$50.00
Payment	07/06/2021		\$-50.00
HPD-Emergency Repair- Tax		10/01/2021	\$8.88
Payment	07/06/2021		\$-8.88
HPD-Emergency Repair- Chg		10/01/2021	\$12.50
Payment	07/06/2021		\$-12.50
HPD-Emergency Repair- Fee		10/01/2021	\$6.25
Payment	07/06/2021		\$-6.25
HPD-Emergency Repair- Tax		10/01/2021	\$1.11
Payment	07/06/2021		\$-1.11
<b>Total current charges</b>			<b>\$2,212.91</b>

**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](https://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.



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$2,212.91
Finance-Property Tax		04/01/2022	\$2,212.91
HPD-Emergency Repair- Chg		01/01/2022	\$275.00
Payment	07/06/2021		\$-275.00
Payment	07/06/2021		\$-137.50
HPD-Emergency Repair- Tax		01/01/2022	\$161.91
Payment	07/06/2021		\$-24.41
<b>Total tax year charges remaining</b>			<b>\$4,425.82</b>
If you pay everything you owe by October 1, 2021, you would save:			\$21.91

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2021	\$-731.47
Credit Applied	07/07/2021		\$731.47
<i>Total credit applied</i>			\$731.47
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

#### Annual Property Tax Detail

Tax class 2B - 7-10 Unit Residentl Rental Bldg	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value \$591,000</b>	12.2670%	
<b>Billable Assessed Value</b>	<b>\$72,158</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$72,158 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$8,851.64	<b>\$8,851.64</b>
<b>Annual property tax</b>		<b>\$8,851.64</b>

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit [nyc.gov/latepropertytaxpayments](http://nyc.gov/latepropertytaxpayments).

Please call 311 to speak to a representative to make a property tax payment by telephone.

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

Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPD's Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at [hpderp@hpd.nyc.gov](mailto:hpderp@hpd.nyc.gov).



If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

