



Property Tax Bill Quarterly Statement

Activity through November 20, 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	\$905.99
New Charges	\$2,201.37
Amount Due	\$3,107.36

Please pay by January 3, 2022. To avoid interest pay on or before January 18th.

Most Department of Finance services are available online:

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

*****The Department of Environmental Protection records indicate that you have not paid your water bill*****
*****Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.*****

PTS - LD
1400.01
40 - 1 - 2B
64993



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 3, 2022 if you still have a mortgage	\$20.00
Total amount due by January 3, 2022 if you no longer have a mortgage	\$3,107.36
Amount you may pay by January 3, 2022 if you choose to pay early	\$21.11
If you no longer have a mortgage and want to pay everything, please pay	\$5,302.36

Amount enclosed:

#886759021112001#

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

8867590211120 01 3015670038 0000000310736 0000000002111 220103312022000 5

Previous Charges			Amount
Total previous charges including interest and payments			\$905.99
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$2,212.91
Credit Adjustment	01/01/2022		\$-11.54
Total current charges			\$2,201.37
Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2022	\$2,212.91
Credit Adjustment	01/01/2022		\$-11.54
HPD-Emergency Repair- Chg		04/01/2022	\$12.50
Payment	11/02/2021		\$-11.80
HPD-Emergency Repair- Fee		04/01/2022	\$6.25
Payment	11/02/2021		\$-5.90
HPD-Emergency Repair- Tax		04/01/2022	\$1.11
Payment	11/02/2021		\$-1.05
Total tax year charges remaining			\$2,202.48
If you pay everything you owe by January 3, 2022, you would save:			\$7.48

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, 2021 Through June 30, 2022

Tax class 2B - 7-10 Unit Residentl Rental Bldg	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.2670%	
Estimated Market Value	12.2350%	
	\$591,000	
		Taxes
Billable Assessed Value	\$72,158	
Taxable Value	\$72,158 x 12.2350%	
Tax Before Abatements and STAR	\$8,828.56	\$8,828.56
Annual property tax		\$8,828.56
Original property tax billed in June 2021		\$8,851.64
Change In Property Tax Bill Based On New Tax Rate		\$-23.08

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/latepropertypayments.

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 to sign up.

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, 2022. 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.

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.

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.

