

Owner name: ACH AZ LLC

Property address: 190 ROCKAWAY AVE.

Borough BROOKLYN (3)	Block 1567	Lot 38
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How much do I owe?

Outstanding charges	\$0.00
New charges	\$1,435.41
Total amount due by July 3*	\$1,435.41

* To avoid interest, you must pay by July 17.

You have three 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.

Two other ways to pay



By Mail

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



In Person

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.

PTS - LD - 1400.01 - C - 40 - 0 - 2B - 69142

Borough: 3 Block: 01567 Lot: 0038



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: \$1,435.41

Amount Enclosed:

#886977723060301#
ACH AZ LLC
C/O: MISRAHI REALTY
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

8869777230603 01 3015670038 0000000143541 0000000912491 230703112024000 0

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)	\$1,435.41
TOTAL AMOUNT DUE THIS PERIOD	\$1,435.41
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 \$51.61.	
	\$9,124.91

Your property details:

Estimated market value: \$677,000
Tax class: 2B - 7-10 Unit Residentl Rental Bldg

How we calculate your annual taxes:

Billable assessed value: \$84,140.00
times the tax rate: x 12.2670%
Annual property tax: \$10,321.48

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.

	<u>Activity Date</u>	
Finance-Property Tax		\$2,580.37
Payment	06/03/2023	\$-1,144.96
Department of Finance Total		\$1,435.41

Messages for You:

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.

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: 3-1567-38. 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.



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.

	<u>Activity Date</u>	
HPD-Property Registration- Fee		\$13.00
Payment	06/03/2023	\$-13.00
Department of Housing Preservation and Development Total		\$0.00

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.

Refund Available	\$-1,317.96
Credit Applied	\$2,635.92
Credit Balance	\$-1,317.96
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		\$2,580.37
Finance-Property Tax	01/01/2024		\$2,580.37
Finance-Property Tax	04/01/2024		\$2,580.37
HPD-Emergency Repair- Chg	10/01/2023		\$100.00
Payment		03/23/2023	\$-100.00
HPD-Emergency Repair- Fee	10/01/2023		\$50.00
Payment		03/23/2023	\$-50.00
HPD-Emergency Repair- Tax	10/01/2023		\$8.88
Payment		03/23/2023	\$-8.88
Rent Stabilization	# Apts	<u>Due Date</u>	<u>Fee Identifier</u>
Rent Stabilization- Chg	8	01/01/2024	33776000
Payment		06/03/2023	\$-160.00

Additional Messages for You:



Additional Messages for You:

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.

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.

