



Property Tax Bill

Quarterly Statement

Activity through November 21, 2020

Owner name: RAYMOND BALLARD APARTMENTS HOUSING
DEVELOP FD CORP

Property address: 146 MARCUS GARVEY BLVD.

Borough, block & lot: BROOKLYN (3), 01777, 0033

Mailing address:

% NORTHEAST BKLYN HSNG DEV
RAYMOND BALLARD APTS. HDFC
132 RALPH AVE.
BROOKLYN NY 11233-1773

Outstanding Charges \$27,740.16

New Charges \$74,097.99

Amount Due \$101,838.15

Please pay by January 4, 2021

Your property tax payment agreement is in default due to one or more missing payments. You may reinstate your agreement by paying 20% of your total amount due or by showing that extenuating circumstances contributed to your default. Otherwise, you must wait five years for a new payment agreement and you are at risk for having your unpaid tax lien sold.

*****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
41 - 0 - 2
74181



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-01777-0033

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021

\$101,838.15

Amount enclosed:

#887624320112101#

% NORTHEAST BKLYN HSNG DEV
RAYMOND BALLARD APTS. HDFC
132 RALPH AVE.
BROOKLYN NY 11233-1773

Make checks payable & mail payment to:

NYC Department of Finance
59 Maiden Lane - Agreement Section, 19th Floor
New York NY 10038-4502

8876243201121 01 3017770033 0000007773516 0000002410299 210104172021000 7

You Have A Payment Agreement

Agreement Number	Agreement Date	Original Amount Due	Remaining Amount Due	Semi-Ann Payment Amount
0000000101245	07/02/2019	\$71,223.33	\$88,121.50	\$8,034.33

Installment payments due are \$24,102.99 of total amount due by January 4, 2021

Payment Agreement **Amount**

Total payment agreement installment due **\$24,102.99**

Previous Charges **Amount**

Total previous charges including interest and payments **\$3,637.17**

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$1,901.35
SCRIE Credit Applied	11/13/2020		\$-81.06
Finance-Property Tax		01/01/2021	\$2,726.74
Adopted Tax Rate			\$-90.08
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$150.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$88.31
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$150.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$88.31
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$800.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$471.00
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$1,370.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$806.59
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$150.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$88.31
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$470.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$276.71
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$100.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$58.88
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$150.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$88.31
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$599.00





Statement Details

November 21, 2020
Raymond Ballard Apartments Housing
146 Marcus Garvey Blvd.
3-01777-0033
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Current Charges	Activity Date	Due Date	Amount
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$440.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$259.05
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$2,740.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$1,613.18
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$950.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$559.31
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$150.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$88.31
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$1,160.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$682.95
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$100.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$58.88
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$599.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$352.66
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$1,850.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$1,089.19
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$100.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$58.88
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$100.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$58.88
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$1,670.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$983.21
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$100.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$58.88
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$8.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$4.71
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$100.00
HPD-Alt Enforcement Pgm Charge- Fee		01/01/2021	\$50.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$8.88
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$1,300.00
HPD-Alt Enforcement Pgm Charge- Fee		01/01/2021	\$650.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$115.38
HPD-Alt Enforcement Pgm Charge- Chg		01/01/2021	\$100.00
HPD-Alt Enforcement Pgm Charge- Fee		01/01/2021	\$50.00
HPD-Alt Enforcement Pgm Charge- Tax		01/01/2021	\$8.88
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
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HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00



Current Charges	Activity Date	Due Date	Amount
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
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HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Chg		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Fee		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Fee		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Fee		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Fee		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Fee		01/01/2021	\$200.00
HPD-Alt Enforcement Pgm Serv- Fee		01/01/2021	\$200.00
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	16	01/01/2021 31016500	\$220.00
Rent Stabilization Fee- Chg	0	01/01/2021	\$320.00
Rent Stabilization Fee- Chg	11	01/01/2021 31016100	\$220.00
Rent Stabilization Fee- Chg	16	01/01/2021 31016500	\$320.00
Total current charges			\$74,097.99

Payment Agreement Charges You Can Pre-pay	Amount
Total payment agreement charges you can pre-pay	\$64,018.51

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

Tax class 2 - Residential More Than 10 Units	Overall Tax Rate	
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
Estimated Market Value \$1,101,000		
Billable Assessed Value	\$437,220	Taxes
Article Xi	-393,498.00	
Taxable Value	\$43,722 x 12.2670%	
Tax Before Abatements and STAR	\$5,363.40	\$5,363.40
Annual property tax		\$5,363.40
Original property tax billed in June 2020		\$5,453.48
Change In Property Tax Bill Based On New Tax Rate		\$-90.08

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

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



For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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, 2021**. 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.

The above referenced premises is a participant in the Department of Housing Preservation and Alternative Enforcement Program (AEP) and/or was previously a participant in AEP. Inspections and/or repairs may have been performed by HPD while the premises was in AEP, which may have resulted in AEP charges and/or AEP fees being assessed. Under NYC Administrative Code §27-2153, these AEP charges and fees become a tax lien against the premises and must be paid promptly when owed. If you have any questions about AEP, call (212) 863-8262.

