



Property Tax Bill Quarterly Statement

Activity through December 5, 2019

Owner name: LACHMAN, MICHAEL
Property address: 118 S. ELLIOTT PL.
Borough, block & lot: BROOKLYN (3), 02113, 0047

Mailing address:
LACHMAN, MICHAEL
118 S. ELLIOTT PL.
BROOKLYN NY 11217-2965

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$3,398.58
Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.	\$3,398.58
Total property tax amount due January 2, 2020 from TD Bank	\$3,385.58
You, the property owner	\$13.00
Amount of property tax not due January 2, 2020 but that TD Bank can pre-pay	\$3,398.81
If TD Bank wants to pay all property tax owed by January 2, 2020 please pay	\$6,772.86
If TD Bank pays all property tax owed by January 2, 2020 you would save	\$11.53

PTS - NM
1400.01
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14571



Please include this coupon if you pay by mail or in person. 3-02113-0047

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2020 if you still have a mortgage	\$13.00
Total amount due by January 2, 2020 if you no longer have a mortgage	\$3,398.58
If you no longer have a mortgage and want to pay everything, please pay	\$6,785.86

Amount enclosed:

#881501919120501#

LACHMAN, MICHAEL
118 S. ELLIOTT PL.
BROOKLYN NY 11217-2965

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

8815019191205 01 3021130047 0000000339858 0000000001300 200102312020000 0

Previous Charges	Amount
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Total previous charges including interest and payments	\$0.00
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/02/2020	\$13.00
Payment	10/08/2019	TD Bank	\$-13.00
Interest			\$-0.23
Interest			\$0.23
Payment	01/02/2020	TD Bank	\$-0.23
Payment Adjusted	01/02/2020	TD Bank	\$0.23
Finance-Property Tax		01/01/2020	\$3,475.43
Adopted Tax Rate			\$-78.24
Star Savings	01/01/2020		\$1.62
Payment	11/15/2019	TD Bank	\$-13.23
Payment Adjusted	11/15/2019		\$13.00
Total current charges			\$3,398.58

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$3,475.43
Adopted Tax Rate			\$-78.24
Star Savings	01/01/2020		\$1.62
Total tax year charges remaining			\$3,398.81
If you pay everything you owe by January 2, 2020, you would save:			\$11.53

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: 3-02113-0047 . 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 2A - 4-6 Unit Residential Rental Bldg	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.6120%	
Estimated Market Value	12.4730%	
	\$1,755,600	
Billable Assessed Value	\$112,556	Taxes
Taxable Value	\$112,556 x 12.4730%	
Tax Before Abatements and STAR	\$14,039.12	\$14,039.12
Basic Star - School Tax Relief	\$-2,330.00	\$-290.64**
Annual property tax		\$13,748.48
Original property tax billed in June 2019		\$13,901.72
Change In Property Tax Bill Based On New Tax Rate		\$-153.24

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

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.

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 HPDs Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

