





Owner name: S&O 741 FLUSHING LLC
 Property address: 741 FLUSHING AVE.

Borough BROOKLYN (3)	Block 2276	Lot 37
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How much do I owe?	
Outstanding charges	\$160,511.06
New charges	\$0.00
Total amount due by April 1, 2024	\$160,511.06
<i>Attention: You have past-due charges.</i>	

Ways to pay:

Most common way to pay	Other ways to pay	
 Online	 By Mail	 In Person
<p>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.</p> <div style="text-align: right;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	<p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<p>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.</p>

PTS - LD - 1400.01 - C2 - 40 - 0 - 4 - 102525

Borough: 3 Block: 02276 Lot: 0037

Want faster payment processing and instant confirmation?
 Pay online at www.nyc.gov/citypay



Statement of Account
 66 John Street
 Room 104 Mailroom
 New York, NY 10038

Amount Due 04/01/24: \$160,511.06

Amount Enclosed:

#890523024021701#
 S&O 741 FLUSHING LLC
 33 POWDER HORN WAY
 TARRYTOWN NY 10591-6505

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



Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$160,511.06
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$0.00
AMOUNT DUE BY APRIL 1, 2024	\$160,511.06

Your property details:

Estimated market value: \$3,180,000
Tax class: 4 - Commercial Or Industrial

How we calculate your annual taxes:

Billable assessed value: \$1,404,360.00
times the current tax rate: x 10.5920%
Annual property tax: \$148,749.84

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>	
Fire-Prevention Inspection- Chg	07/01/2024		\$1,260.00

Messages for You:

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: 3-2276-37. Our address is PO 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.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.





Additional Messages for You:

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 3, 2024. 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.

