



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: 246 SOUTH 2ND STREET LLC
Property address: 246 S. 2ND ST.
Borough, block & lot: BROOKLYN (3), 02420, 0018

Mailing address:
246 SOUTH 2ND STREET LLC
861 MANHATTAN AVE. STE 36
BROOKLYN NY 11222-2586

Outstanding Charges	\$16,355.69
New Charges	\$2,651.61
Amount Due	\$19,007.30

Please pay by January 2, 2020. To avoid interest pay on or before January 15th.

PTS - LD
1400.01
40 - 0
90243

Visit us at nyc.gov/finance or call 311 for more information.



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 3-02420-0018

Total amount due by January 2, 2020

\$19,007.30

If you want to pay everything you owe by January 2, 2020 please pay

\$21,649.89

Amount enclosed:

#890587319111601#

246 SOUTH 2ND STREET LLC
861 MANHATTAN AVE. STE 36
BROOKLYN NY 11222-2586

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$16,355.69
Finance-Property Tax		01/01/2020	\$2,640.07
Adopted Tax Rate			\$11.54
Total amount due			\$19,007.30

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$2,640.07
Adopted Tax Rate			\$11.54
Total tax year charges remaining			\$2,651.61
If you want to pay everything you owe by January 2, 2020 please pay			\$21,649.89
If you pay everything you owe by January 2, 2020, you would save:			\$9.02

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

Tax class 4 - Commercial Or Industrial	Overall Tax Rate	
Original tax rate billed	10.5140%	
New Tax rate	10.5370%	
Estimated Market Value \$287,000		
Billable Assessed Value	\$100,440	Taxes
Taxable Value	\$100,440 x 10.5370%	
Tax Before Abatements and STAR	\$10,583.36	\$10,583.36
Annual property tax		\$10,583.36
Original property tax billed in June 2019		\$10,560.28
Change In Property Tax Bill Based On New Tax Rate		\$23.08

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.

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: 3-02420-0018 . 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.



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.

