



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: 131 MCGUINNESS BLVD LLC
Property address: 131 MCGUINNESS BLVD.
Borough, block & lot: BROOKLYN (3), 02622, 0022

Mailing address:
131 MCGUINNESS BLVD. LLC
97 GREENPOINT AVE.
BROOKLYN NY 11222-6586

Outstanding Charges	\$583.18
New Charges	\$2,775.34
Amount Due	\$3,358.52

Please pay by January 2, 2024. To avoid interest pay on or before January 16th.

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.



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

Borough: 3 Block: 02622 Lot: 0022

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$3,358.52

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#891653523111801#
131 MCGUINNESS BLVD. LLC
97 GREENPOINT AVE.
BROOKLYN NY 11222-6586

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

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$719.26
Total amount due by January 2, 2024 if you no longer have a mortgage	\$3,358.52
If you no longer have a mortgage and want to pay everything, please pay	\$5,988.81

Previous Charges	Amount
Total previous charges including interest and payments	\$583.18

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$2,541.88
Adopted Tax Rate			\$97.38
Health-Extermination- Chg		01/01/2024	\$62.50
Health-Extermination- Tax		01/01/2024	\$5.54
Health-Extermination- Chg		01/01/2024	\$62.50
Health-Extermination- Tax		01/01/2024	\$5.54
Total current charges			\$2,775.34

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$2,541.88
Adopted Tax Rate			\$97.38
Total tax year charges remaining			\$2,639.26
If you pay everything you owe by January 16, 2024, you would save:			\$8.97

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 borough-block-lot number: 3-2622-22. 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.

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.

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

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

Tax class	2A - 4-6 Unit Residential Rental Bldg	Overall	
Original tax rate billed		Tax Rate	
New Tax rate		12.2670%	
Estimated Market Value	\$1,142,000	12.5020%	
			Taxes
Billable Assessed Value		\$82,885	
Taxable Value	\$82,885 x 12.5020%		
Tax Before Abatements and STAR	\$10,362.28		\$10,362.28
Annual property tax			\$10,362.28
Original property tax billed in June 2023			\$10,167.52
Change In Property Tax Bill Based On New Tax Rate			\$194.76

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.

