



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: 279 MENAHAN REALTY CORP
Property address: 279 MENAHAN ST.
Borough, block & lot: BROOKLYN (3), 03309, 0030

Mailing address:
279 MENAHAN REALTY CORP.
238 STARR ST.
BROOKLYN NY 11237-2608

Outstanding Charges	\$2,573.99
New Charges	\$1,684.67
Amount Due	\$4,258.66

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

PTS - LD
1400.01
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Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 3-03309-0030

Department of Finance

Total amount due by January 2, 2020 if you still have a mortgage	\$2,573.99
Total amount due by January 2, 2020 if you no longer have a mortgage	\$4,258.66
If you no longer have a mortgage and want to pay everything, please pay	\$5,937.60

Amount enclosed:

#892669519111601#

279 MENAHAN REALTY CORP.
238 STARR ST.
BROOKLYN NY 11237-2608

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			\$2,573.99
Finance-Property Tax		01/01/2020	\$1,722.65
Adopted Tax Rate			\$-37.98
Total amount due			\$4,258.66

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$1,722.65
Adopted Tax Rate			\$-37.98
Total tax year charges remaining			\$1,684.67
If you pay everything you owe by January 2, 2020, you would save:			\$5.73

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

	Overall Tax Rate	Taxes
Tax class 2A - 4-6 Unit Residential Rental Bldg		
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
Estimated Market Value \$756,000		
Billable Assessed Value	\$54,635	
Taxable Value	\$54,635 x 12.4730%	
Tax Before Abatements and STAR	\$6,814.64	\$6,814.64
Annual property tax		\$6,814.64
Original property tax billed in June 2019		\$6,890.60
Change In Property Tax Bill Based On New Tax Rate		\$-75.96

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.

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: 3-03309-0030 . 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 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.

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.

