



# Property Tax Bill Quarterly Statement

Activity through November 18, 2023

**Owner name:** LANDER, WINSTON  
**Property address:** 2057 UNION ST.  
**Borough, block & lot:** BROOKLYN (3), 03510, 0009

**Mailing address:**  
LANDER, WINSTON  
2057 UNION ST.  
BROOKLYN NY 11212-3809

|                     |                    |
|---------------------|--------------------|
| Outstanding Charges | \$891.66           |
| New Charges         | \$12,355.61        |
| <b>Amount Due</b>   | <b>\$13,247.27</b> |

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



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

PTS - LD  
1400.01 - C4  
1 - 1 - 2A  
137388

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

**Borough: 3   Block: 03510   Lot: 0009**

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**



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

**Amount Due: \$13,247.27**

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

**Amount Enclosed:**

#894081523111801#  
LANDER, WINSTON  
2057 UNION ST.  
BROOKLYN NY 11212-3809

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

8940815231118 01 3035100009 0000001324727 0000001167292 240102312024000 3

| Account Overview  | Amount      |
|---|-------------|
| Total amount due by January 2, 2024 if you still have a mortgage        | \$11,672.92 |
| Total amount due by January 2, 2024 if you no longer have a mortgage    | \$13,247.27 |
| If you no longer have a mortgage and want to pay everything, please pay | \$14,816.27 |

| Previous Charges                                       | Amount   |
|--|----------|
| Total previous charges including interest and payments | \$891.66 |

| Current Charges              | Activity Date | Due Date   | Amount             |
|------------------------------|---------------|------------|--------------------|
| Finance-Property Tax         |               | 01/01/2024 | \$1,516.27         |
| Adopted Tax Rate             |               |            | \$58.08            |
| HPD-Emergency Repair- Chg    |               | 01/01/2024 | \$6,786.00         |
| HPD-Emergency Repair- Tax    |               | 01/01/2024 | \$3,995.26         |
| <b>Total current charges</b> |               |            | <b>\$12,355.61</b> |

| Tax Year Charges Remaining   | Activity Date | Due Date   | Amount            |
|--|---------------|------------|-------------------|
| Finance-Property Tax   |               | 04/01/2024 | \$1,516.27        |
| Adopted Tax Rate   |               |            | \$58.08           |
| <b>Total tax year charges remaining</b>                            |               |            | <b>\$1,574.35</b> |
| If you pay everything you owe by January 16, 2024, you would save: |               |            | \$5.35            |

**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: 3-3510-9. 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](http://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](http://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 | <b>Overall</b>  |                   |
| Original tax rate billed                                 |                                       | <b>Tax Rate</b> |                   |
| New Tax rate   |                                       | 12.2670%        |                   |
| Estimated Market Value                                   | \$448,000                             | 12.5020%        |                   |
| <b>Billable Assessed Value</b>                           |                                       | <b>\$49,442</b> | <b>Taxes</b>      |
| <b>Taxable Value</b>                                     | \$49,442 x 12.5020%                   |                 |                   |
| <b>Tax Before Abatements and STAR</b>                    | \$6,181.24                            |                 | <b>\$6,181.24</b> |
| <b>Annual property tax</b>                               |                                       |                 | <b>\$6,181.24</b> |
| <b>Original property tax billed in June 2023</b>         |                                       |                 | <b>\$6,065.08</b> |
| <b>Change In Property Tax Bill Based On New Tax Rate</b> |                                       |                 | <b>\$116.16</b>   |

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](http://www.nyc.gov/rpie) for more information.

