



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: BRACCI HOLDING CORP
Property address: 1440 UTICA AVE.
Borough, block & lot: BROOKLYN (3), 04786, 0082

Mailing address:
BRACCI HOLDING CORP.
1440 UTICA AVE.
BROOKLYN NY 11203-6617

Outstanding Charges	\$196,880.54
New Charges	\$21,658.68
Amount Due	\$218,539.22

Please pay by January 2, 2024

Your property tax payment agreement is in default due to one or more missing payments. You may bring your plan up-to-date by paying any due and overdue charges. Alternatively, you may enter into a new payment agreement if you make a down payment of 20% of the total amount due, or if you have qualifying extenuating circumstances and submit an Extenuating Circumstances Payment Plan Reinstatement Request available at nyc.gov/dofpaymentplan. You may only use either option once.

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: 04786 Lot: 0082

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$218,539.22

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

Amount Enclosed:

#897560023111801#
BRACCI HOLDING CORP.
1440 UTICA AVE.
BROOKLYN NY 11203-6617

Make checks payable & mail payment to:
NYC Department of Finance
59 Maiden Lane - Agreement Section, 19th Floor
New York NY 10038-4502

8975600231118 01 3047860082 0000017663302 0000004190620 240102172024000 1

Account Overview	Amount
Total amount due by January 2, 2024	\$218,539.22

You Have A Payment Agreement

Agreement Number	Agreement Date	Original Amount Due	Remaining Amount Due	Semi-Ann Payment Amount
0000000102497	08/01/2019	\$67,236.49	\$98,188.44	\$7,584.60

Installment payments due are \$41,906.20 of total amount due by January 2, 2024

Payment Agreement	Amount
Total payment agreement installment due	\$41,906.20

Previous Charges	Amount
Total previous charges including interest and payments	\$154,974.34

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$21,107.84
Adopted Tax Rate			\$-214.16
Fire-Prevention Inspection- Chg 000098000987		01/01/2024	\$765.00
Total current charges			\$21,658.68

Payment Agreement Charges You Can Pre-pay	Amount
Total payment agreement charges you can pre-pay	\$56,282.24

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: 3-4786-82. 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.



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

		Overall	
		Tax Rate	
Tax class	4 - Commercial Or Industrial	10.6460%	
Original tax rate billed		10.5920%	
New Tax rate			
Estimated Market Value		\$1,171,000	
			Taxes
Billable Assessed Value		\$396,540	
Taxable Value		\$396,540 x 10.5920%	
Tax Before Abatements and STAR		\$42,001.52	\$42,001.52
Annual property tax			\$42,001.52
Original property tax billed in June 2023			\$42,215.68
Change In Property Tax Bill Based On New Tax Rate			\$-214.16

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.

