



Property Tax Bill
Quarterly Statement
 Activity through November 16, 2019

Owner name: 1084 NY AVE LLC
Property address: 1084 NEW YORK AVE. APT. 58
Borough, block & lot: BROOKLYN (3), 04917, 0006

Mailing address:
 1084 NY AVE LLC
 1084 NY AVE. LLC
 459 COLUMBUS AVE. SUITE 7
 NEW YORK NY 10024

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$66,292.22
Total amount due by January 2, 2020	\$66,292.22
Charges you can pre-pay	\$400.00
If you want to pay everything you owe by January 2, 2020 please pay	\$66,692.22

PTS - LD
 1400.01
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Please include this coupon if you pay by mail or in person. 3-04917-0006

Department of Finance

Pay today the easy way
nyc.gov/payonline

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

\$66,292.22
 \$66,692.22

Amount enclosed:

#897260519111601#

1084 NY AVE LLC
 1084 NY AVE. LLC
 459 COLUMBUS AVE. SUITE 7
 NEW YORK NY 10024

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

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$66,537.54
Adopted Tax Rate			\$-1,485.32
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	62	01/01/2020 35007900	\$620.00
Rent Stabilization Fee- Chg	62	01/01/2020 35007900	\$620.00
Total current charges			\$66,292.22

* The rent stabilization fee increased to \$20 per unit as of July 1, 2019. This fee was calculated at the old rate on your previous property tax bill. You will see two charges on this bill. One is the current charge at the new rate, and the second is the difference between what you were previously billed and the new legal rate.

Tax Year Charges Remaining	Activity Date	Due Date	Amount
HPD-Heat & Hot Water Inspectio- Chg		04/01/2020	\$200.00
HPD-Inspection Fee (Non Hhw)- Chg		04/01/2020	\$200.00
Total tax year charges remaining			\$400.00
If you want to pay everything you owe by January 2, 2020 please pay			\$66,692.22

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: 3-04917-0006 . 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.



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

	Overall	
	Tax Rate	
Tax class 2 - Residential More Than 10 Units	12.6120%	
Original tax rate billed	12.4730%	
New Tax rate		
Estimated Market Value		\$2,606,000
Billable Assessed Value		
	\$1,068,570	Taxes
Taxable Value	\$1,068,570 x 12.4730%	
Tax Before Abatements and STAR	\$133,282.76	\$133,282.76
Annual property tax		\$133,282.76
Original property tax billed in June 2019		\$134,768.08
Change In Property Tax Bill Based On New Tax Rate		\$-1,485.32

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.

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.

Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPDs Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderrp@hpd.nyc.gov.

