Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: 102 LEFFERTS GARDEN MAZAL MNBD, LLC
Property address: 79 WINTHROP ST.
Borough, block & lot: BROOKLYN (3), 05045, 0072

Mailing address:
102 LEFFERTS GARDEN MAZAL MNBD, LLC
251 TROY AVE.
BROOKLYN NY 11213-3601

Outstanding Charges	$10,304.17
New Charges	$1,705.39
Amount Due	**$12,009.56**

Please pay by January 4, 2021. To avoid interest pay on or before January 15th.

Most Department of Finance services are available online:
- To pay your bill, visit nyc.gov/payonline.
- For general information, visit nyc.gov/finance.
- To submit a question to the Department of Finance, visit nyc.gov/dofaccount.

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Department of Finance

THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Total amount due by January 4, 2021 if you still have a mortgage	$0.00
Total amount due by January 4, 2021 if you no longer have a mortgage	$12,009.56
If you no longer have a mortgage and want to pay everything, please pay	$13,709.15

Amount enclosed:

#897996220112101#

102 LEFFERTS GARDEN MAZAL MNBD, LLC
251 TROY AVE.
BROOKLYN NY 11213-3601

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

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Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			$10,304.17
Finance-Property Tax		01/01/2021	$1,725.27
Adopted Tax Rate			$-19.88
Total amount due			**$12,009.56**

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	$1,725.27
Adopted Tax Rate			$-19.88
Total tax year charges remaining			**$1,705.39**

If you pay everything you owe by January 4, 2021, you would save: $5.80

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value $1,762,000		
		Taxes
Billable Assessed Value	**$32,603**	
Taxable Value	$32,603 x 21.0450%	
Tax Before Abatements and STAR	$6,861.32	**$6,861.32**
Annual property tax		**$6,861.32**
Original property tax billed in June 2020		**$6,901.08**
Change In Property Tax Bill Based On New Tax Rate		**$-39.76**

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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: 3-05045-0072 . 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 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.