



# Property Tax Bill Quarterly Statement

Activity through June 4, 2022

**Owner name:** 475 OCEAN AVENUE PARTNERS LLC  
**Property address:** 475 OCEAN AVE. APT. 48  
**Borough, block & lot:** BROOKLYN (3), 05081, 0058

**Mailing address:**  
475 OCEAN AVENUE PARTNERS LLC  
1360 E. 14TH ST. STE 101  
BROOKLYN NY 11230-5961

Outstanding Charges	\$0.00
New Charges	\$35,361.40
<b>Amount Due</b>	<b>\$35,361.40</b>

*Please pay by July 1, 2022*



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  
40 - 1 - 2  
183227



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-05081-0058

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

Total amount due by July 1, 2022 if you still have a mortgage	\$13.00
Total amount due by July 1, 2022 if you no longer have a mortgage	\$35,361.40
Amount you may pay by July 1, 2022 if you choose to pay early	\$973.00
If you no longer have a mortgage and want to pay everything, please pay	\$82,183.94

Amount enclosed:

#898520422060401#

475 OCEAN AVENUE PARTNERS LLC  
1360 E. 14TH ST. STE 101  
BROOKLYN NY 11230-5961

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

8985204220604 01 3050810058 0000003536140 0000000097300 220701312023000 5

Previous Charges	Amount
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Total previous charges including interest and payments	\$0.00
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2022	\$52,552.40
Mcl	06/04/2022		\$-6,226.60
Drie Credit Applied	06/04/2022		\$-4,500.28
SCRIE Credit Applied	06/04/2022		\$-6,477.12
HPD-Property Registration- Fee		07/01/2022	\$13.00
<b>Total current charges</b>			<b>\$35,361.40</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$52,552.40
Mcl	06/04/2022		\$-6,226.60
<b>Rent Stabilization</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization- Chg	48	01/01/2023 30944400	\$960.00
<b>Total tax year charges remaining</b>			<b>\$47,285.80</b>
If you pay everything you owe by July 1, 2022, you would save:			\$463.26

#### Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value</b>	\$1,909,000	12.2350%
<b>Billable Assessed Value</b>	<b>\$859,050</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$859,050 x 12.2350%	
<b>Tax Before Abatements and STAR</b>	\$105,104.80	<b>\$105,104.80</b>
Mcl		\$-12,453.20
<b>Annual property tax</b>		<b>\$92,651.60</b>

**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: 3-05081-0058. Our address is P. O. 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.

**To update your mailing address:** Visit [nyc.gov/changemailingaddress](https://nyc.gov/changemailingaddress) or call 311.

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](https://nyc.gov/contactdof) to sign up.



For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](https://nyc.gov/latepropertypayments).

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

### **One City Built to Last, Compliance Notification**

#### **Local Law 33/18 – Disclosure of Energy Efficiency Scores and Grades**

If you have received an energy efficiency grade from the NYC Department of Buildings, you are required to post your energy efficiency grade near each public entrance to the building. For information on Local Law 33, please visit [www.nyc.gov/benchmarking](https://www.nyc.gov/benchmarking). For free assistance, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call (212) 566-5584.

#### **NYC Accelerator**

The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change. For more information, please visit [www.nyc.gov/accelerator](https://www.nyc.gov/accelerator) or contact us at (212) 656-9202.

