



# Property Tax Bill Quarterly Statement

Activity through June 3, 2023

**Owner name:** CHURCH AVE DEVELOPMENT LLC  
**Property address:** 2242 CHURCH AVENUE  
**Borough, block & lot:** BROOKLYN (3), 05103, 0042

**Mailing address:**  
CHURCH AVE DEVELOPMENT LLC  
2242 CHURCH AVENUE  
BROOKLYN NY 11226

Outstanding Charges	\$0.00
New Charges	\$89,463.67
<b>Amount Due</b>	<b>\$89,463.67</b>

*Please pay by July 3, 2023*



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: 05103   Lot: 0042**

**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: \$89,463.67**

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

**Amount Enclosed:**

#898817723060301#  
CHURCH AVE DEVELOPMENT LLC  
2242 CHURCH AVENUE  
BROOKLYN NY 11226

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

8988177230603 01 3051030042 0000008946367 0000014382792 230703112024000 3

Account Overview	Amount
Total amount due by July 3, 2023	\$89,463.67
If you want to pay everything you owe by July 3, 2023 please pay	\$143,827.92

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2023	\$0.00
Credit Adjustment	01/27/2023		\$-38,816.22
Ind Com Abatement	01/27/2023		\$73,043.14
Early Payment Discount		07/01/2023	\$-155.63
Finance-Property Tax		07/01/2023	\$233,091.52
Ind Com Abatement	06/03/2023		\$-178,178.14
Bldg-Signs- Chg 320952135		07/01/2023	\$100.00
Bldg-Signs- Chg 321056030		07/01/2023	\$159.00
Bldg-Signs- Chg 320969911		07/01/2023	\$45.00
Tax Commission- Fee		07/01/2023	\$175.00
<b>Total current charges</b>			<b>\$89,463.67</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$233,091.52
Ind Com Abatement	06/03/2023		\$-178,178.14
<b>Total tax year charges remaining</b>			<b>\$54,913.38</b>
<b>If you want to pay everything you owe by July 3, 2023 please pay</b>			<b>\$143,827.92</b>
If you pay everything you owe by July 3, 2023, you would save:			\$549.13

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2019	\$-0.99
Refund Available		07/01/2019	\$-1,060.66
Credit Applied	02/02/2023		\$1,060.66

**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: 3-5103-42. 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.

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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	02/02/2023		\$0.99
		<i>Total credit applied</i>	\$1,061.65
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

#### Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value</b> \$9,731,000	10.6460%	
<b>Billable Assessed Value</b>	<b>\$4,378,950</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$4,378,950 x 10.6460%	
<b>Tax Before Abatements and STAR</b>	\$466,183.04	<b>\$466,183.04</b>
Ind Com Abatement		\$-356,356.28
<b>Annual property tax</b>		<b>\$109,826.76</b>

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

**Disclosure of Energy Efficiency Scores and Grades:** If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings per Local Law 33 of 2018. For more information, visit <https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page>.

**Greenhouse Gas Emission Reductions:** This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. For more information, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions).

**NYC Accelerator:** The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. For more information, please visit [www.nyc.gov/accelerator](http://www.nyc.gov/accelerator) or contact us at (212) 656-9202.

