

Owner name: CHURCH AVE DEVELOPMENT LLC  
Property address: 2242 CHURCH AVENUE

Borough BROOKLYN (3)	Block 5103	Lot 42
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$55,211.83
<b>Total amount due by January 2, 2024</b>	<b>\$55,211.83</b>

## Ways to pay:

Most common way to pay	Other ways to pay	
<div style="text-align: center;">   <b>Online</b> </div> <p>Go to <b>www.nyc.gov/citypay</b> or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p> <div style="text-align: center;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	<div style="text-align: center;">   <b>By Mail</b> </div> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<div style="text-align: center;">   <b>In Person</b> </div> <p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - C2 - 1 - 0 - 4 - 184141

**Borough: 3    Block: 05103    Lot: 0042**

**Want faster payment processing and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)

**NYC**  
Department of Finance

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

**Amount Due 01/02/24: \$55,211.83**

**Amount Enclosed:**

#898831223111801#  
CHURCH AVE DEVELOPMENT LLC  
2242 CHURCH AVENUE  
BROOKLYN NY 11226

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



## Department of Finance

November 18, 2023  
Church Ave Development LLC  
2242 Church Avenue  
3-05103-0042  
Page 2

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$55,211.83
<b>AMOUNT DUE BY JANUARY 2, 2024</b>	<b>\$55,211.83</b>

### Your property details:

Estimated market value:	\$9,731,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.6460%
Current tax rate:	10.5920%
Abatements and/or STAR:	
Ind Com Abatement	\$354,526.24

### How we calculate your annual taxes:

Billable assessed value:	\$4,378,950.00
times the current tax rate:	x 10.5920%
minus abatements and/or STAR:	– \$354,526.24
<b>Annual property tax:</b>	<b>\$109,292.16</b>

## Activity for This Billing Period

### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

	Activity Date	
Finance-Property Tax		\$54,913.38
Adopted Tax Rate	01/01/2024	\$-2,364.64
Ind Com Abatement	01/01/2024	\$1,830.04
<b>Department of Finance Total</b>		<b>\$54,378.78</b>

### Fire Department charges

The New York City Fire Department (FDNY) charges property owners fees for fire prevention inspections. For more information about any charges listed below, contact FDNY.

Fire-Prevention Inspection- Chg 000035189596	\$833.05
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### Messages for You:

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.

**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 BBL number: 3-5103-42. 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.



Department of Finance

Fire Department charges, continued

Fire Department Total

\$833.05

Additional Messages for You:

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](http://www.nyc.gov/rpie) for more information.

Climate Mobilization Act, Compliance Notification

**Benchmarking Energy and Water Use:** This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/benchmarking.page>.

**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>.

**Energy Audits and Retro-Commissioning:** This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. For more information, visit <https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.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 report due on May 1, 2025. For more information, visit [www.nyc.gov/dobghgemissions](http://www.nyc.gov/dobghgemissions).

**NYC Accelerator** is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit [www.accelerator.nyc/help](http://www.accelerator.nyc/help) or call (212) 656-9202.

