

Owner name: WESTMINSTER APARTMENTS
Property address: 405 WESTMINSTER RD. APT. 138

Borough 3	Block 05155	Lot 0050
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$316,970.75
Total amount due by January 1, 2025	\$316,970.75
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	

Ways to pay:

Most common way to pay


Online

Go to www.nyc.gov/citypay 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.



No fees when you pay from your checking account (e-check) or electronic wire transfer.

Other ways to pay


By Mail

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.


In Person

Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

1400.01 - LD - 1 - 2 - 1 - 2 - 185289

Borough: 3 Block: 05155 Lot: 0050
Write this in your check's memo line: BBL 3-05155-0050

Want faster payment processing and instant confirmation?
Pay online at www.nyc.gov/citypay



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

Amount Due 01/01/25: \$316,970.75

If you have a mortgage, see the Billing Summary on page 2.

Amount Enclosed:

#899947624111601#
WESTMINSTER APARTMENTS
405 WESTMINSTER RD. 138
BROOKLYN NY 11218-5461

Make checks payable & mail payment to:
NYC Department of Finance
PO Box 5536
Binghamton NY 13902-5536



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Total amount due by January 1, 2025, if you still have a mortgage (\$2,480.00) and Total amount due by January 1, 2025, if you no longer have a mortgage (\$316,970.75). Total due by January 1, 2025: \$316,970.75.

Two columns: Your property details and How we calculate your annual taxes. Property details include market value (\$12,069,000), tax class (2 - Residential More Than 10 Units), and tax rates. Annual taxes calculation shows billable assessed value (\$5,140,530.00) multiplied by tax rate (12.5000%) to reach an annual property tax of \$642,566.28.

Activity for This Billing Period (Due January 1, 2025)

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.

Table of activity charges with columns: Description, Activity Date, Amount. Includes Finance-Property Tax (\$320,619.26), Adopted Tax Rate (\$-102.80), SCRIE Credits (\$-126.00 and \$-5,899.71), and Rent Stabilization (\$2,480.00). Total Department of Finance charges: \$314,490.75.

Messages for You:

Visit 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 Department of Finance" as the payee. Your account number is your BBL number: 3051550050. Our address is PO Box 5536, Binghamton, NY 13902-5536.

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.



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 2, 2025. 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 for more information.

One City Built to Last, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2024 by May 1, 2025, in accordance with NYC Benchmarking Law 84 of 2009 as amended. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/ll84-benchmarking-law.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/codes/ll33-energy-grading.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 as amended. For more information, visit <https://www.nyc.gov/site/buildings/codes/ll87-energy-audits-retro-commissioning.page>

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. Local Law 97 compliance, as well as issuance of associated penalties, takes place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit <https://www.nyc.gov/site/buildings/codes/ll97-greenhouse-gas-emissions-reductions.page>

NYC Accelerator is a free resource that helps buildings reduce energy usage and emissions to comply with local laws 88 and 97. Starting January 1, 2025, buildings must comply with both laws. The program can help you identify building improvements, access financing, and connect with service providers. For more information, visit www.accelerator.nyc/help or call (212) 656-9202.

