



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** 1393 FLATBUSH LLC  
GROEZ LLC  
**Property address:** 1393 FLATBUSH AVE.  
**Borough, block & lot:** BROOKLYN (3), 05228, 0014

**Mailing address:**  
1393 FLATBUSH LLC  
839 CLASSON AVE.  
BROOKLYN NY 11238-6103

Outstanding Charges	\$0.00
New Charges	\$1,567.29
<b>Amount Due</b>	<b>\$1,567.29</b>

*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](http://nyc.gov/payonline).
  - For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
  - To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

**\*\*\*The Department of Environmental Protection records indicate that you have not paid your water bill\*\*\*  
\*\*\*Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.\*\*\***

PTS - LD  
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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-05228-0014

<b>Total amount due by January 4, 2021</b>	\$1,567.29
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>	<b>\$3,129.25</b>

**Amount enclosed:**

#898642720112101#

1393 FLATBUSH LLC  
839 CLASSON AVE.  
BROOKLYN NY 11238-6103

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

<b>Billing Summary</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,585.57
Adopted Tax Rate			\$-18.28
<b>Total amount due</b>			<b>\$1,567.29</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2021	\$1,585.57
Adopted Tax Rate			\$-18.28
<b>Total tax year charges remaining</b>			<b>\$1,567.29</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>			<b>\$3,129.25</b>
If you pay everything you owe by January 4, 2021, you would save:			\$5.33

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

	<b>Overall Tax Rate</b>	<b>Taxes</b>
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
<b>Estimated Market Value \$920,000</b>		
<b>Billable Assessed Value</b>	<b>\$29,963</b>	
<b>Taxable Value</b>	\$29,963 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$6,305.72	<b>\$6,305.72</b>
<b>Annual property tax</b>		<b>\$6,305.72</b>
<b>Original property tax billed in June 2020</b>		<b>\$6,342.28</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-36.56</b>

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](http://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: 3-05228-0014 . 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](http://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 own property in a commercial district with a ground floor or second floor storefront unit that was vacant or owner-occupied for any time period in 2020, you must register information about this space at [www.nyc.gov/rpie](http://www.nyc.gov/rpie). The deadline to register this information is **June 1, 2021**. Failure to do so 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.

