

Owner name: C21 BAY RIDGE BLUE LLC
Property address: 441 87TH ST.

Borough 3	Block 06045	Lot 0051
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How much do I owe?	
Outstanding charges	\$134,011.29
New charges	\$0.00
Total amount due by April 1, 2025	\$134,011.29
<i>Attention: You have past-due charges.</i>	

Ways to pay:

Most common way to pay	Other ways to pay	
 Online <p>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.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 By Mail <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 In Person <p>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.</p>

1400.01 - LD - 40 - 2 - 0 - 4 - 227493

Borough: 3 Block: 06045 Lot: 0051
Write this in your check's memo line: BBL 3-06045-0051



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

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

Amount Due 04/01/25: \$134,011.29

Amount Enclosed:

#904436625021501#
C21 BAY RIDGE BLUE LLC
22 CORTLANDT ST.
NEW YORK NY 10007-3107

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

5536 30604500510 0013401129 250401 1 2025 6

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$134,011.29
New charges (Sum of new property taxes and other charges-see below for details)	\$0.00
AMOUNT DUE BY APRIL 1, 2025	\$134,011.29

Your property details:

Estimated market value: \$4,943,000
Tax class: 4 - Commercial Or Industrial

How we calculate your annual taxes:

Billable assessed value: \$2,224,350.00
times the current tax rate: x 10.7620%
Annual property tax: \$239,384.56

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: 3060450051. 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.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.

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.

The BID assessment includes an adjustment due to a billing correction from a prior year. If you have any questions regarding BID charges, please contact the NYC Department of Small Business Services at (212) 513-6300. If you have questions about any non-BID-related charges, please contact the Department of Finance by calling 311 or (212) 639-9675, or visit www.nyc.gov/contactdof.

