



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: ROCKAWAY STRATEGIES LLC
MALLORY ONE MGMT LLC

Property address: 2054 77TH ST.

Borough, block & lot: BROOKLYN (3), 06251, 0030

Mailing address:

ROCKAWAY STRATEGIES LLC
193 HILLSIDE TER.
STATEN ISLAND NY 10308-2801

Outstanding Charges	\$0.00
New Charges	\$4,805.26
Amount Due	\$4,805.26

You are set up for autopay. Please do not pay this notice.



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

PTS - AD
1400.01 - S4
40 - 1 - 2A
238522

Borough: 3 Block: 06251 Lot: 0030

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$4,805.26

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

Amount Enclosed:

#904371623111801#
ROCKAWAY STRATEGIES LLC
193 HILLSIDE TER.
STATEN ISLAND NY 10308-2801

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

9043716231118 01 3062510030 0000000480526 00000000000000 240102312024000 3

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$0.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$4,805.26
If you no longer have a mortgage and want to pay everything, please pay	\$9,594.18

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$4,627.94
Adopted Tax Rate			\$177.32
Total amount due			\$4,805.26

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$4,627.94
Adopted Tax Rate			\$177.32
Total tax year charges remaining			\$4,805.26
If you pay everything you owe by January 16, 2024, you would save:			\$16.34

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

	Overall Tax Rate	Taxes
Tax class 2A - 4-6 Unit Residential Rental Bldg		
Original tax rate billed	12.2670%	
New Tax rate	12.5020%	
Estimated Market Value \$983,000		
Billable Assessed Value	\$150,907	
Taxable Value	$\$150,907 \times 12.5020\%$	
Tax Before Abatements and STAR	\$18,866.40	\$18,866.40
Annual property tax		\$18,866.40
Original property tax billed in June 2023		\$18,511.76
Change In Property Tax Bill Based On New Tax Rate		\$354.64

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: 3-6251-30. 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.

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.

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 for more information.

