



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: M & L GROUP PROPERTIES LLC
Property address: 1909 CONEY ISLAND AVE.
Borough, block & lot: BROOKLYN (3), 06758, 0065

Mailing address:
M. & L. GROUP PROPERTIES LLC
2123 E. 7TH ST.
BROOKLYN NY 11223-4139

Outstanding Charges	\$523.76
New Charges	\$3,481.28
Amount Due	\$4,005.04

Please pay by January 2, 2024. To avoid interest pay on or before January 16th.



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 - LD
1400.01 - S4
40 - 1 - 1
262988

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

Borough: 3 Block: 06758 Lot: 0065

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$4,005.04

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

Amount Enclosed:

#906873023111801#
M. & L. GROUP PROPERTIES LLC
2123 E. 7TH ST.
BROOKLYN NY 11223-4139

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

9068730231118 01 3067580065 0000000400504 0000000052376 240102312024000 8

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$523.76
Total amount due by January 2, 2024 if you no longer have a mortgage	\$4,005.04
If you no longer have a mortgage and want to pay everything, please pay	\$7,474.48

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$523.76
Finance-Property Tax		01/01/2024	\$3,559.82
Adopted Tax Rate			\$-78.54
Total amount due			\$4,005.04

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$3,559.82
Adopted Tax Rate			\$-78.54
Total tax year charges remaining			\$3,481.28
If you pay everything you owe by January 16, 2024, you would save:			\$11.84

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

	Overall Tax Rate	Taxes
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	20.3090%	
New Tax rate	20.0850%	
Estimated Market Value \$1,831,000		
Billable Assessed Value	\$70,113	
Taxable Value	\$70,113 x 20.0850%	
Tax Before Abatements and STAR	\$14,082.20	\$14,082.20
Annual property tax		\$14,082.20
Original property tax billed in June 2023		\$14,239.28
Change In Property Tax Bill Based On New Tax Rate		\$-157.08

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: 3-6758-65. 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.

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

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 2023, you must register information about this space at www.nyc.gov/rpie. The deadline to register this information is June 3, 2024. 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 for more information.

