


Owner name: FALSONS RLTY CORP
Property address: 1555 FLATBUSH AVE.

Borough BROOKLYN (3)	Block 7558	Lot 35
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How much do I owe?	
Outstanding charges	\$175.00
New charges	\$143,232.74
Total amount due by January 2, 2024	\$143,407.74

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.

PTS - LD - 1400.01 - C2 - 40 - 0 - 4 - 295432

Borough: 3 Block: 07558 Lot: 0035

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

NYC
Department of Finance

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

Amount Due 01/02/24: \$143,407.74

Amount Enclosed:

#910213223111801#
FALSONS RLTY CORP.
JOSEPH FALACK
P.O. BOX 100845
BROOKLYN NY 11210-0845

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

9102132231118 01 3075580035 0000014340774 0000014340774 240102112024000 7



Department of Finance

November 18, 2023
Falsons Rlty Corp
1555 Flatbush Ave.
3-07558-0035
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Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$175.00
New charges (Sum of new property taxes and other charges-see below for details)	\$143,232.74
AMOUNT DUE BY JANUARY 2, 2024	\$143,407.74

Your property details:

Estimated market value:	\$7,044,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.6460%
Current tax rate:	10.5920%
Exemptions:	
ICIP Ind/Special Ex	\$114,440.00

How we calculate your annual taxes:

Billable assessed value:	\$2,741,610.00
minus exemptions:	– \$114,440.00
times the current tax rate:	x 10.5920%
Annual property tax:	\$278,269.88

Activity for This Billing Period

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.

	<u>Activity Date</u>	
Finance-Property Tax		\$139,669.26
Adopted Tax Rate	01/01/2024	\$-1,418.64
Department of Finance Total		\$138,250.62

Department of Buildings charges

The New York City Department of Buildings (DOB) issues fees to property owners for boiler, elevator, illuminated sign, and public assembly permits. For more information about any charges listed below, contact DOB.

Bldg-Signs- Chg B00874584 41005	\$100.00
Department of Buildings Total	\$100.00

Messages for You:

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.

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 DOF Property Tax" as the payee. Your account number is your BBL number: 3-7558-35. 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.

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

Business Improvement District charges

Any charges listed below are related to your business improvement district (BID).

Flatbush Junct BID- Chg	\$4,882.12
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Business Improvement District Total	\$4,882.12
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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 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.

