

Owner name: 1347 OCEAN LLC
 Property address: 1355 OCEAN AVENUE APT 54

Borough 3	Block 07566	Lot 0020
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How much do I owe?	
Outstanding charges	\$2,775.86
New charges	\$1,906.50
Total amount due by October 1, 2025	\$4,682.36
<i>If you have a mortgage, see the Billing Summary on page 2.</i>	
Attention: You have past-due charges.	

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


In Person

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.

1400.01 - LD - 1 - 2 - 1 - 2 - 303118

Borough: 3 Block: 07566 Lot: 0020
 Write this in your check's memo line: BBL 3-07566-0020

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



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

Amount Due 10/01/25: \$4,682.36

If you have a mortgage, see the Billing Summary on page 2.

Amount Enclosed:

#911507425081601#
 1347 OCEAN LLC
 1355 OCEAN AVENUE 54
 BROOKLYN NY 11230

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



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Total amount due by October 1, 2025, if you still have a mortgage (\$4,682.36), Total amount due by October 1, 2025, if you no longer have a mortgage (\$4,682.36), and AMOUNT DUE BY OCTOBER 1, 2025 (\$4,682.36). A final row notes that the amount shown includes remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30, totaling \$75,400.40.

Your property details:

Estimated market value: \$2,884,000
Tax class: 2 - Residential More Than 10 Units

How we calculate your annual taxes:

Billable assessed value: \$1,113,120.00
times the current tax rate: x 12.5000%
Annual property tax: \$139,140.00

Activity for This Billing Period (Due October 1, 2025)

Department of Housing Preservation and Development charges

For more information about New York City Department of Housing Preservation & Development charges, visit www.nyc.gov/hpdcharges.

HPD-Emergency Repair- Chg \$1,200.00
HPD-Emergency Repair- Tax \$706.50

Department of Housing Preservation and Development Total \$1,906.50

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

Table with 3 columns: Activity Name, Due Date, Activity Date, Amount. Rows include Finance-Property Tax (\$69,570.00), Health-Extermination- Chg (\$62.50), and Health-Extermination- Tax (\$5.54).

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: 3075660020. 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.





Summary of Future Account Activity, continued

		<u>Due Date</u>	<u>Activity Date</u>	
<u>Rent Stabilization</u>	<u># Apts</u>	<u>Due Date</u>	<u>Fee Identifier</u>	
Rent Stabilization- Chg	54	01/01/2026	30971200	\$1,080.00

Additional Messages for You:

Compliance Notification

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019 (LL97) as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due on May 1, 2025. Buildings required to file for LL97 this year now have until August 29, 2025, to apply for an extension of the reporting deadline to December 31, 2025. For more information, visit www.nyc.gov/LL97.

Is your building prepared? Contact NYC Accelerator for compliance support, financing options, and connections to vetted service providers. For more details, visit www.accelerator.nyc/ll97 or call (212) 656-9202.

Reminder: The building sustainability laws noted here take place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit www.nyc.gov/site/buildings/codes/sustainability.page.

