



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** CWU NYC MODA PROPERTY LLC  
**Property address:** 1744 FLATBUSH AVE.  
**Borough, block & lot:** BROOKLYN (3), 07598, 0137

**Mailing address:**  
CWU NYC MODA PROPERTY LLC  
1642 BATH AVE. APT. 2  
BROOKLYN NY 11214-4584

Outstanding Charges	\$0.00
New Charges	\$1,551.03
<b>Amount Due</b>	<b>\$1,551.03</b>

*Please pay by January 4, 2021. To avoid interest pay on or before January 15th.*

Most Department of Finance services are available online:

- To pay your bill, visit [nyc.gov/payonline](http://nyc.gov/payonline).
- For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
- To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-07598-0137

<b>Total amount due by January 4, 2021</b>	\$1,551.03
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>	<b>\$3,096.79</b>

**Amount enclosed:**

#909554620112101#

CWU NYC MODA PROPERTY LLC  
1642 BATH AVE. APT. 2  
BROOKLYN NY 11214-4584

**Make checks payable & mail payment to:**  
NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680

9095546201121 01 3075980137 0000000155103 0000000309679 210104112021000 8

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,569.11
Adopted Tax Rate			\$-18.08
<b>Total amount due</b>			<b>\$1,551.03</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,569.11
Adopted Tax Rate			\$-18.08
<b>Total tax year charges remaining</b>			<b>\$1,551.03</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>			<b>\$3,096.79</b>
If you pay everything you owe by January 4, 2021, you would save:			\$5.27

**How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021**

	Overall Tax Rate	Taxes
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
<b>Estimated Market Value \$766,000</b>		
<b>Billable Assessed Value</b>	<b>\$29,652</b>	
<b>Taxable Value</b>	\$29,652 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$6,240.28	<b>\$6,240.28</b>
<b>Annual property tax</b>		<b>\$6,240.28</b>
<b>Original property tax billed in June 2020</b>		<b>\$6,276.44</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-36.16</b>

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

**Home banking payment instructions:**

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-07598-0137 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

**Did Your Mailing Address Change?**

If so, please visit us at [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or call 311.

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.



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 2020, you must register information about this space at [www.nyc.gov/rpie](http://www.nyc.gov/rpie). The deadline to register this information is **June 1, 2021**. 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](http://www.nyc.gov/rpie) for more information.

