



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: FABIEN, MARIE LOUISE
Property address: 1440 E. 91ST ST.
Borough, block & lot: BROOKLYN (3), 08255, 0045

Mailing address:
FABIEN, MARIE LOUISE
1440 E. 91ST ST.
BROOKLYN NY 11236-4906

Outstanding Charges	\$24,405.88
New Charges	\$1,984.37
Amount Due	\$26,390.25

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

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.



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 - C4
1 - 1 - 1
324763

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

Borough: 3 Block: 08255 Lot: 0045

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$26,390.25

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

Amount Enclosed:

#913185023111801#
FABIEN, MARIE LOUISE
1440 E. 91ST ST.
BROOKLYN NY 11236-4906

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

9131850231118 01 3082550045 0000002639025 0000002517010 240102312024000 4

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$24,892.12
Total amount due by January 2, 2024 if you no longer have a mortgage	\$26,390.25
Amount you may pay by January 2, 2024 if you choose to pay early	\$25,170.10
If you no longer have a mortgage and want to pay everything, please pay	\$28,161.27

Previous Charges	Amount
Total previous charges including interest and payments	\$24,405.88

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$1,531.91
Adopted Tax Rate			\$-33.78
HPD-Emergency Repair- Chg		01/01/2024	\$153.92
HPD-Emergency Repair- Tax		01/01/2024	\$83.89
HPD-Emergency Repair- Chg		01/01/2024	\$92.17
HPD-Emergency Repair- Tax		01/01/2024	\$50.24
HPD-Emergency Repair- Chg		01/01/2024	\$68.62
HPD-Emergency Repair- Tax		01/01/2024	\$37.40
Total current charges			\$1,984.37

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$1,531.91
Adopted Tax Rate			\$-33.78
HPD-Emergency Repair- Chg		04/01/2024	\$97.54
HPD-Emergency Repair- Fee		04/01/2024	\$48.77
HPD-Emergency Repair- Tax		04/01/2024	\$4.39
HPD-Emergency Repair- Chg		04/01/2024	\$82.38
HPD-Emergency Repair- Fee		04/01/2024	\$41.19
HPD-Emergency Repair- Tax		04/01/2024	\$3.71
Total tax year charges remaining			\$1,776.11
If you pay everything you owe by January 16, 2024, you would save:			\$5.09

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: 3-8255-45. 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.

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

Tax class 1 - Small Home, Less Than 4 Families	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	20.3090%	
Estimated Market Value	20.0850%	
	\$633,000	
Billable Assessed Value	\$30,172	Taxes
Taxable Value	\$30,172 x 20.0850%	
Tax Before Abatements and STAR	\$6,060.08	\$6,060.08
Annual property tax		\$6,060.08
Original property tax billed in June 2023		\$6,127.64
Change In Property Tax Bill Based On New Tax Rate		\$-67.56

Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPD's Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderp@hpd.nyc.gov.

