

Property Tax Bill Quarterly Statement

Activity through November 18, 2023

Owner name: 47-48 43RD STREET REALTY, LLC

Property address: 47-48 43RD ST.

Borough	Block	Lot
QUEENS (4)	175	24

How much do I owe?	
Outstanding charges	\$0.00
New charges	\$6,457.13
Total amount due by January 2, 2024*	\$6,457.13
* To avoid interest, you must pay by Janua	ary 16.

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 - S4 - 40 - 0 - 2A - 5983

Block: 00175 Borough: 4 Lot: 0024



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

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

\$6,457.13
9

Make checks payable & mail payment to:

Amount Enclosed:

#920611723111801# 47-48 43RD STREET REALTY, LLC FRANKA BACIC 128 BROWN ST.

MINEOLA NY 11501-2011

NYC Department of Finance PO Box 680

Newark NJ 07101-0680



Billing Summary			Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)		\$0.00	
New charges (Sum of new property taxes and other charges-see below for details)			\$6,457.13
AMOUNT DUE BY JANUARY 2, 2024		\$6,457.13	
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$21.95 that you would receive if you pay by January 16, 2024.			\$12,892.31
Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$926,000	Billable assessed value:	\$202,783.00
Tax class:	2A - 4-6 Unit Residential Rental Bldg	times the current tax rate:	x 12.5020%
Prior year tax rate:	12.2670%	Annual property tax:	\$25,351.96
Current tax rate:	12.5020%		

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		\$6,218.85
Adopted Tax Rate	01/01/2024	\$238.28
Department of Finance Total		\$6,457.13

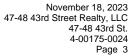
Messages for You:

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 DOF Property Tax" as the payee. Your account number is your BBL number: 4-175-24. 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.







Overpayments/Credits

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit www.nyc.gov/propertytaxrefund. For more details about your account, visit www.nyc.gov/nycproperty.

Credit Balance \$-6,218.85

Credit Applied \$6,218.85

Total Overpayments/Credits Remaining \$0.00

Summary of Future Account Activity

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

 Due Date
 Activity Date

 Finance-Property Tax
 04/01/2024
 \$6,218.85

 Adopted Tax Rate
 01/01/2024
 \$238.28

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.nvc.gov/rpie for more information.

