



# Property Tax Bill Quarterly Statement

Activity through November 19, 2022

**Owner name:** 2315 28 AVE REALTY LLC  
**Property address:** 23-15 28TH AVE.  
**Borough, block & lot:** QUEENS (4), 00544, 0040

**Mailing address:**  
2315 28 AVE. REALTY LLC  
98 E. BROADWAY FL. 5  
NEW YORK NY 10002-7181

Outstanding Charges	\$0.00
New Charges	\$4,275.39
<b>Amount Due</b>	<b>\$4,275.39</b>

*Please pay by January 3, 2023. To avoid interest pay on or before January 17th.*

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).



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 - ZB  
1400.01 - S  
40 - 1 - 2A  
13944



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

**Pay Today The Easy Way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**

Total amount due by January 3, 2023 if you still have a mortgage	\$0.00
Total amount due by January 3, 2023 if you no longer have a mortgage	\$4,275.39
If you no longer have a mortgage and want to pay everything, please pay	\$8,536.24

Amount enclosed:

#921459722111901#

2315 28 AVE. REALTY LLC  
98 E. BROADWAY FL. 5  
NEW YORK NY 10002-7181

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

<b>Billing Summary</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2023	\$4,253.13
Debit Adjustment	01/01/2023		\$22.26
<b>Total amount due</b>			<b>\$4,275.39</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2023	\$4,253.13
Debit Adjustment	01/01/2023		\$22.26
<b>Total tax year charges remaining</b>			<b>\$4,275.39</b>

If you pay everything you owe by January 3, 2023, you would save: **\$14.54**

**How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023**

	<b>Overall Tax Rate</b>	
Tax class 2A - 4-6 Unit Residential Rental Bldg	12.2350%	
Original tax rate billed	12.2670%	
New Tax rate		
<b>Estimated Market Value \$806,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$139,048</b>	
<b>Taxable Value</b>	\$139,048 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$17,057.04	<b>\$17,057.04</b>
<b>Annual property tax</b>		<b>\$17,057.04</b>
<b>Original property tax billed in June 2022</b>		<b>\$17,012.52</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$44.52</b>

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

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2023, unless you are exempt by law. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.

**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: 4-00544-0040. Our address is P. O. 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.

**To update your mailing address:** Visit [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or call 311.

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](http://nyc.gov/contactdof) to sign up.

