





Owner name: UHAB HOUSING DEVELOPMENT  
FUND CORPO  
WFHA ROCKAWAY L.P.

Property address: 22-37 DIX AVE.

Borough 4	Block 15661	Lot 0049
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$0.00
<b>Total amount due by October 1, 2024</b>	<b>\$0.00</b>

## Ways to pay:

Most common way to pay	Other ways to pay	
 <b>Online</b>	 <b>By Mail</b>	 <b>In Person</b>
<p>Go to <b>www.nyc.gov/citypay</b> 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.</p> <div style="text-align: center;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	<p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

1400.01 - ZD - 40 - 2 - 0 - 2 - 364617

**Borough: 4 Block: 15661 Lot: 0049**  
Write this in your check's memo line: BBL 4-15661-0049



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](http://www.nyc.gov/citypay)

**Amount Due 10/01/24: \$0.00**

**Amount Enclosed:**

#957963524082401#  
UHAB HOUSING DEVELOPMENT FUND CORPORATION  
120 WALL ST. FL. 20  
NEW YORK NY 10005-4029

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

5536 41566100490 0000000000 241001 1 2025 8

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)	\$0.00
<b>AMOUNT DUE BY OCTOBER 1, 2024</b>	<b>\$0.00</b>
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.	\$47,132.91

**Your property details:**

Estimated market value: \$1,417,000  
Tax class: 2 - Residential More Than 10 Units

**How we calculate your annual taxes:**

Billable assessed value: \$637,650.00  
times the current tax rate: x 12.5020%  
**Annual property tax: \$79,719.00**

## Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2025		\$39,859.50
HPD-Emergency Repair- Chg	01/01/2025		\$3,999.00
HPD-Emergency Repair- Fee	01/01/2025		\$1,999.50
HPD-Emergency Repair- Tax	01/01/2025		\$354.91
HPD-Inspection Fee (Non Hhw)- Fee	01/01/2025		\$200.00
HPD-Inspection Fee (Non Hhw)- Fee	01/01/2025		\$200.00
<b>Rent Stabilization</b>	<b># Apts</b>	<b><u>Due Date</u></b>	<b><u>Fee Identifier</u></b>
Rent Stabilization- Chg	26	01/01/2025	42526700
			\$520.00

## Messages for You:

**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.

Visit [www.nyc.gov/taxbill](http://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: 4156610049. 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.

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## Additional Messages for You:

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](mailto:hpderp@hpd.nyc.gov).

The above referenced premises is a participant in the Department of Housing Preservation and Alternative Enforcement Program (AEP) and/or was previously a participant in AEP. Inspections and/or repairs may have been performed by HPD while the premises was in AEP, which may have resulted in AEP charges and/or AEP fees being assessed. Under NYC Administrative Code §27-2153, these AEP charges and fees become a tax lien against the premises and must be paid promptly when owed. If you have any questions about AEP, call (212) 863-8262.

