

Property Tax Bill Quarterly Statement

Activity through November 18, 2023

Owner name: NEW SURFSIDE REALTY LLC Property address: 22-41 NEW HAVEN AVE.

Borough	Block	Lot
QUEENS (4)	15762	53

How much do I owe?	
Outstanding charges	\$0.00
New charges	\$161,824.16
Total amount due by January 2, 2024	\$161,824.16

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 - S2 - 1 - 0 - 4 - 363372

Borough: 4 Block: 15762 Lot: 0053



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

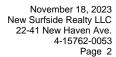
Amount Due 01/02/24: \$161,824.16

Amount Enclosed:

#957027123111801# NEW SURFSIDE REALTY LLC 22-41 NEW HAVEN AVE. FAR ROCKAWAY NY 11691-2538

Make checks payable & mail payment to:

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)	\$161,824.16
AMOUNT DUE BY JANUARY 2, 2024	\$161,824.16

Your property details:

Estimated market value: \$7,030,000

Tax class: 4 - Commercial Or Industrial

4 - Commercial Or Industrial 10.6460%

Current tax rate: 10.5920%

How we calculate your annual taxes:

Billable assessed value: \$3,071,250.00 times the current tax rate: x 10.5920%

Annual property tax: \$325,306.80

Activity for This Billing Period

Department of Finance charges

Prior year tax rate:

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

Activity Date

 Finance-Property Tax
 \$163,482.64

 Adopted Tax Rate
 01/01/2024
 \$-1,658.48

Department of Finance Total \$161,824.16

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: 4-15762-53. 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.





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.nyc.gov/rpie for more information.

Climate Mobilization Act, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit https://www.nyc.gov/site/buildings/codes/benchmarking.page.

Disclosure of Energy Efficiency Scores and Grades: If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings per Local Law 33 of 2018. For more information, visit https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit www.nyc.gov/dobghgemissions.

NYC Accelerator is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit www.accelerator.nyc/help or call (212) 656-9202.

