





Owner name: 105 ROCKAWAY REALTY LLC
Property address: 105-38 ROCKAWAY BEACH BLVD.

Borough 4	Block 16178	Lot 0080
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$80,137.02
Total amount due by January 1, 2025	\$80,137.02

Ways to pay:

Most common way to pay	Other ways to pay	
 Online <p>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.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 By Mail <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 In Person <p>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.</p>

1400.01 - LD - 40 - 2 - 0 - 4 - 368196

Borough: 4 Block: 16178 Lot: 0080
Write this in your check's memo line: BBL 4-16178-0080



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 01/01/25: \$80,137.02

Amount Enclosed:

#958945324111601#
105 ROCKAWAY REALTY LLC
2 BROAD ST. STE 40
BLOOMFIELD NJ 07003-2547

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

5536 41617800800 0008013702 250101 1 2025 7

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)	\$80,137.02
AMOUNT DUE BY JANUARY 1, 2025	\$80,137.02

Your property details:

Estimated market value:	\$8,042,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.5920%
Current tax rate:	10.7620%
Abatements and/or STAR:	
Ind Com Abatement	\$231,684.36

How we calculate your annual taxes:

Billable assessed value:	\$3,618,900.00
times the current tax rate:	x 10.7620%
minus abatements and/or STAR:	– \$231,684.36
Annual property tax:	\$157,781.68

Activity for This Billing Period (Due January 1, 2025)

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		\$77,644.66
Adopted Tax Rate	01/01/2025	\$6,152.12
Ind Com Abatement	01/01/2025	\$-3,659.76
Department of Finance Total		\$80,137.02

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 Department of Finance" as the payee. Your account number is your BBL number: 4161780080. 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.

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 2, 2025. 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.

One City Built to Last, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2024 by May 1, 2025, in accordance with NYC Benchmarking Law 84 of 2009 as amended. For a detailed explanation of the requirements, please visit <https://www.nyc.gov/site/buildings/codes/ll84-benchmarking-law.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/codes/ll33-energy-grading.page>

Energy Audits and Retro-Commissioning: This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009 as amended. For more information, visit <https://www.nyc.gov/site/buildings/codes/ll87-energy-audits-retro-commissioning.page>

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. Local Law 97 compliance, as well as issuance of associated penalties, takes place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit <https://www.nyc.gov/site/buildings/codes/ll97-greenhouse-gas-emissions-reductions.page>

NYC Accelerator is a free resource that helps buildings reduce energy usage and emissions to comply with local laws 88 and 97. Starting January 1, 2025, buildings must comply with both laws. The program can help you identify building improvements, access financing, and connect with service providers. For more information, visit www.accelerator.nyc/help or call (212) 656-9202.

