

Owner name: 61 LOFTS LLC

Property address: 61 3RD PL. APT. 2R

|              |                |             |
|--------------|----------------|-------------|
| Borough<br>3 | Block<br>00366 | Lot<br>0049 |
|--------------|----------------|-------------|

### How much do I owe?

|                                         |                    |
|-----------------------------------------|--------------------|
| Outstanding charges                     | \$35,280.04        |
| New charges                             | \$17,402.44        |
| <b>Total amount due by July 1, 2025</b> | <b>\$52,682.48</b> |

*If you have a mortgage, see the Billing Summary on page 2.*

**Attention: You have past-due charges.**

### 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](http://www.nyc.gov/visitdof) for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

1400.01 - LD - 40 - 0 - 1 - 2B - 15398

**Borough: 3 Block: 00366 Lot: 0049**

Write this in your check's memo line: BBL 3-00366-0049



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 07/01/25: \$52,682.48**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#881647225060701#  
61 LOFTS LLC  
100A BROADWAY STE 456  
BROOKLYN NY 11249-6127

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

5536 30036600490 0005268248 250701 3 2026 1

| Billing Summary                                                                                                                                                                                                                                                                                        | Amount             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Total amount due by July 1, 2025, if you still have a mortgage                                                                                                                                                                                                                                         | \$13.00            |
| Total amount due by July 1, 2025, if you no longer have a mortgage                                                                                                                                                                                                                                     | \$52,682.48        |
| <b>AMOUNT DUE BY JULY 1, 2025</b>                                                                                                                                                                                                                                                                      | <b>\$52,682.48</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. The amount shown includes a discount of \$173.89 that you would receive if you pay by July 1, 2025. | \$69,918.03        |

**Your property details:**

Estimated market value: \$3,260,000  
Tax class: 2B - 7- to 10-Unit Residential Rental BI

**How we calculate your annual taxes:**

Billable assessed value: \$278,231.00  
times the current tax rate: x 12.5000%  
**Annual property tax: \$34,778.88**

## Activity for This Billing Period (Due July 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](http://www.nyc.gov/dofcustomerservice).*

Finance-Property Tax \$17,389.44

**Department of Finance Total \$17,389.44**

### Department of Housing Preservation and Development charges

*For more information about New York City Department of Housing Preservation & Development charges, visit [www.nyc.gov/hpdcharges](http://www.nyc.gov/hpdcharges).*

HPD-Property Registration- Fee \$13.00

**Department of Housing Preservation and Development Total \$13.00**

### Messages for You:

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: 3003660049. 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.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](http://nyc.gov/dofpaymentplans).

## 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      |               | 01/01/2026      |                       | \$17,389.44 |
| <b>Rent Stabilization</b> | <u># Apts</u> | <u>Due Date</u> | <u>Fee Identifier</u> |             |
| Rent Stabilization- Chg   | 1             | 01/01/2026      | 30286900              | \$20.00     |

### Additional Messages for You:

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

