

Owner name: FLATBUSH CATON LLC
Property address: 819 FLATBUSH AVENUE

Borough 3	Block 05083	Lot 0003
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How much do I owe?

Outstanding charges	\$0.00
New charges	\$64,570.96
Total amount due by July 1, 2025	\$64,570.96

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

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.

1400.01 - LD - 40 - 2 - 1 - 2 - 188116

Borough: 3 Block: 05083 Lot: 0003

Write this in your check's memo line: BBL 3-05083-0003



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 07/01/25: \$64,570.96

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

Amount Enclosed:

#899666925060701#
FLATBUSH CATON LLC
185 CLYMER ST. APT. 401
BROOKLYN NY 11211-7513

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

5536 30508300030 0006457096 250701 3 2026 8

Billing Summary	Amount
Total amount due by July 1, 2025, if you still have a mortgage	\$3,005.26
Total amount due by July 1, 2025, if you no longer have a mortgage	\$64,570.96
AMOUNT DUE BY JULY 1, 2025	\$64,570.96
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 \$615.66 that you would receive if you pay by July 1, 2025.	\$128,941.26

Your property details:

Estimated market value: \$12,485,000
Tax class: 2 - Residential More Than 10 Units
Exemptions:
421a 35Yr With Aff Housing Pct \$3,188,339.00

How we calculate your annual taxes:

Billable assessed value: \$4,173,390.00
minus exemptions: – \$3,188,339.00
times the current tax rate: x 12.5000%
Annual property tax: \$123,131.40

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.

Finance-Property Tax \$61,565.70

Department of Finance Total \$61,565.70

Department of Buildings charges

The New York City Department of Buildings (DOB) issues fees to property owners for boiler, elevator, illuminated sign, and public assembly permits. For more information about any charges listed below, contact DOB.

Bldg-Signs- Chg 3S7400017 40001 \$45.00

Department of Buildings Total \$45.00

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: 3050830003. 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.

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.

	<u>Activity Date</u>	
HPD-Property Registration- Fee		\$13.00
Payment	06/05/2025	\$-13.00
Department of Housing Preservation and Development Total		\$0.00

Business Improvement District charges

Any charges listed below are related to your business improvement district (BID).

Church Ave/Flatbush Ave BID- Chg	\$2,960.26
Business Improvement District Total	\$2,960.26

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2026		\$61,565.70
Church Ave/Flatbush Ave BID- Chg	01/01/2026		\$2,960.26
Rent Stabilization	# Apts	<u>Due Date</u>	<u>Fee Identifier</u>
Rent Stabilization- Chg	23	01/01/2026	38994700
			\$460.00

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 or by calling 212-863-7000.

Compliance Notification

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. All buildings required to comply with Local Law 97 and Local Law 88 of 2009, as amended, must submit their reports by May 1, 2025, with a 60-day grace period through June 30, 2025. Buildings also have until June 30, 2025, to apply for an extension of the reporting deadline to August 29. For more information, visit www.nyc.gov/LL97.

Is your building prepared? Contact NYC Accelerator for compliance support, financing options, and connections to vetted service providers. For more details, visit www.accelerator.nyc.gov/LL97 or call (212) 656-9202.

Reminder: The building sustainability laws noted here take 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 www.nyc.gov/site/buildings/codes/sustainability.page.

