

Owner name: G.A. MANAGEMENT REALTY, LLC
Property address: 360 BAY RIDGE PKWY.

Borough 3	Block 05940	Lot 0030
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$51,583.00
Total amount due by July 1, 2025	\$51,583.00

Ways to pay:

Most common way to pay	Other ways 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.  <i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i>	 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 - 0 - 2 - 229836

Borough: 3 Block: 05940 Lot: 0030
Write this in your check's memo line: BBL 3-05940-0030



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: \$51,583.00

Amount Enclosed:

#903959825060701#
G.A. MANAGEMENT REALTY, LLC
CYNTHIA AVELLINO
P.O. BOX 733
LARCHMONT NY 10538-0733

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

5536 30594000300 0005158300 250701 1 2026 0

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)	\$51,583.00
AMOUNT DUE BY JULY 1, 2025	\$51,583.00
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 \$515.70 that you would receive if you pay by July 1, 2025.	\$103,177.30

Your property details:

Estimated market value: \$1,931,000
Tax class: 2 - Residential More Than 10 Units

How we calculate your annual taxes:

Billable assessed value: \$825,120.00
times the current tax rate: x 12.5000%
Annual property tax: \$103,140.00

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 \$51,570.00

Department of Finance Total \$51,570.00

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.

HPD-Property Registration- Fee \$13.00

Department of Housing Preservation and Development Total \$13.00

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: 3059400030. 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.

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		\$51,570.00
Rent Stabilization	<u># Apts</u>	<u>Due Date</u>	<u>Fee Identifier</u>	
Rent Stabilization- Chg	27	01/01/2026	32922200	\$540.00

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.

