



# Property Tax Bill

## Quarterly Statement

Activity through June 1, 2019

**Owner name:** 2932 BCD LLC  
BEACH CHANNEL OWNER LLC  
**Property address:** 2932 BEACH CHANNEL DR.  
**Borough, block & lot:** QUEENS (4), 15744, 0007

**Mailing address:**  
2932 BCD LLC  
1499 CONEY ISLAND AVE.  
BROOKLYN NY 11230-4713

### Statement Billing Summary

|                                                                                                 |                     |
|-------------------------------------------------------------------------------------------------|---------------------|
| <b>Unpaid charges, if any</b>                                                                   | <b>\$0.00</b>       |
| Current charges                                                                                 | \$105,410.86        |
| <b>Total amount due by July 1, 2019</b>                                                         | <b>\$105,410.86</b> |
| <b>Total property tax amount due July 1, 2019 from</b>                                          |                     |
| Signature Bank (NY)                                                                             | \$105,142.86        |
| You, the property owner                                                                         | \$268.00            |
| Amount of property tax not due July 1, 2019 but that<br>Signature Bank (NY) can pre-pay         | \$106,674.84        |
| <b>If Signature Bank (NY) wants to pay all property tax owed<br/>by July 1, 2019 please pay</b> | <b>\$210,750.95</b> |
| If Signature Bank (NY) pays all property tax<br>owed by July 1, 2019 you would save             | \$1,066.75          |
| Charges you can pre-pay                                                                         | \$1,723.44          |
| <b>Total amount you may pay by July 1, 2019</b>                                                 | <b>\$1,991.44</b>   |

PTS - LD  
1400.01  
40 - 1  
347633



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-15744-0007

**Pay today the easy way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**

|                                                                         |              |
|-------------------------------------------------------------------------|--------------|
| Total amount due by July 1, 2019 if you still have a mortgage           | \$268.00     |
| Total amount due by July 1, 2019 if you no longer have a mortgage       | \$105,410.86 |
| Amount you may pay by July 1, 2019 if you choose to pay early           | \$1,991.44   |
| If you no longer have a mortgage and want to pay everything, please pay | \$212,742.39 |

**Amount enclosed:**

#956027319060101#

2932 BCD LLC  
1499 CONEY ISLAND AVE.  
BROOKLYN NY 11230-4713

**Make checks payable & mail payment to:**  
NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680

**Previous Charges** **Amount**

**Total previous charges including interest and payments** **\$0.00**

| Current Charges                     | Activity Date | Due Date   | Amount              |
|-------------------------------------|---------------|------------|---------------------|
| Finance-Property Tax                |               | 07/01/2019 | \$106,674.84        |
| Drie Credit Applied                 | 06/01/2019    |            | \$-1,531.98         |
| Bldg-Hazardous Re-Inspection F- Chg |               | 07/01/2019 | \$255.00            |
| HPD-Property Registration Fee- Chg  |               | 07/01/2019 | \$13.00             |
| <b>Total current charges</b>        |               |            | <b>\$105,410.86</b> |

| Tax Year Charges Remaining                                     | Activity Date | Due Date                  | Amount              |
|----------------------------------------------------------------|---------------|---------------------------|---------------------|
| Finance-Property Tax                                           |               | 01/01/2020                | \$106,674.84        |
| HPD-Emergency Repair- Chg                                      |               | 01/01/2020                | \$405.00            |
| HPD-Emergency Repair- Fee                                      |               | 01/01/2020                | \$202.50            |
| HPD-Emergency Repair- Tax                                      |               | 01/01/2020                | \$35.94             |
| <b>Rent Stabilization fee \$10/apt.</b>                        | <b># Apts</b> | <b>RS fee identifiers</b> |                     |
| Rent Stabilization Fee- Chg                                    | 108           | 01/01/2020 41936000       | \$1,080.00          |
| <b>Total tax year charges remaining</b>                        |               |                           | <b>\$108,398.28</b> |
| If you pay everything you owe by July 1, 2019, you would save: |               |                           | \$1,066.75          |

**Annual Property Tax Detail**

|                                              |                        |                     |
|----------------------------------------------|------------------------|---------------------|
| Tax class 2 - Residential More Than 10 Units | <b>Overall</b>         |                     |
| Current tax rate                             | <b>Tax Rate</b>        |                     |
| <b>Estimated Market Value \$4,317,000</b>    | 12.6120%               |                     |
| <b>Billable Assessed Value</b>               | <b>\$1,691,640</b>     | <b>Taxes</b>        |
| <b>Taxable Value</b>                         | \$1,691,640 x 12.6120% |                     |
| <b>Tax Before Abatements and STAR</b>        | \$213,349.68           | <b>\$213,349.68</b> |
| <b>Annual property tax</b>                   |                        | <b>\$213,349.68</b> |

**Home banking payment instructions:**

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 4-15744-0007 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

**Did your mailing address change?**

If so, please visit us at [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or call **311**.

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.



**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov).

You may protest any Emergency Repair/Demolition charge, Alternative Enforcement Program charge, or HPD inspection fee charged under NYC Housing Maintenance Code (HMC) section 27-2115(k)(1) or section 27-2115(f), by filing an objection in writing with the Department of Housing Preservation and Development (HPD). Any such objection must be filed prior to the date that the charge becomes due and payable, as provided in HMC section 27-2144. For information on filing an objection, please call HPD at 212-863-6020 or e-mail HPD at [hpderp@hpd.nyc.gov](mailto:hpderp@hpd.nyc.gov). The above mentioned charges are enforced as tax liens on real property under article 8 of subchapter 5 of the HMC.

The above referenced premises is a participant in the Alternative Enforcement Program (AEP). Inspections and/or repairs may have been performed by the Department of Housing Preservation and Development at the premises and charges and fees assessed. Under Administrative Code §27-2153, these charges and fees become a tax lien against the premises and should be paid promptly. If you have any questions about the AEP, call (212) 863-8262 .

