



# Quarterly Statement of Account

**Mailing Address:**

WATKINS CLUSTER, L.P.  
1191 BROADWAY  
BROOKLYN, NY 11221-3024

**Owner Name:** WATKINS CLUSTER, L.P.  
**Property Address:** 2245 STRAUSS ST.  
**Borough, Block & Lot:** BROOKLYN (3), 03597, 0009

## Statement Billing Summary

(Reflects Account Activity From Your Last Statement Through August 27, 2010)

Previous Balance	\$0.00
Amount Paid	\$0.00
Interest	\$0.00
<b>Unpaid Balance, If Any</b>	<b>\$0.00</b>
Current Amount Due	\$0.00
<b>Total Amount Due By October 1, 2010</b>	<b>\$0.00</b>
Amount Not Due But That You Can Choose To Pay Early	\$600.79
<b>If You Want To Pay Everything You Owe By October 1, 2010 Please Pay:</b>	<b>\$600.79</b>

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113381



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE,  
PLEASE CALL 311 FOR HELP

If You Pay Via On-Line Banking You Must Include This Account Number: 3-03597-0009

**Pay Today The Easy Way**  
**nyc.gov/payonline**  
**Fast.Easy.Accurate.Timely.**

**Total Amount Due By October 1, 2010** \$0.00  
**If You Want To Pay Everything You Owe By October 1, 2010 Please Pay:** \$600.79

#BWNFFBV  
#9742845100827015#

WATKINS CLUSTER, L.P.  
1191 BROADWAY  
BROOKLYN NY 11221-3024



**Amount Enclosed:**

**If Paying The Easy Way Isn't For You,  
Mail Payment To:**

NYC Department of Finance  
PO Box 32  
New York, NY 10008-0032



Amount Not Due But That Can Be Paid Early

	Activity Date	Date	Amount
Housing-Emergency Repair		04/30/2010	\$485.00
Sales Tax	06/18/2010		\$43.04
Administrative Fee	06/18/2010		\$72.75
<b>Total Amount Not Due But That Can Be Paid Early</b>			<b>\$600.79</b>

Annual Property Tax Detail

Tax Class 2A - 4-6 Unit Residential Building		Tax Rate	
Current Tax Rate		13.2410%	
Estimated Market Value	\$533,000	Billable Assessed Value	
Tax Before Exemptions And Abatements		\$43,268 X	13.2410% = \$5,729
J-51 Exemption		\$-8,934	\$-1,183
Tax Before Abatements		\$34,334	\$4,546
J51 Abatement			\$-4,546
Annual Property Tax			\$0

You are entitled to protest the emergency repair charge by filing an objection in writing with the Department of Housing Preservation and Development (HPD), but any such objection must be filed **on or prior to the date that the charge will become due and payable, as provided in NYC Housing Maintenance Code section 27-2144**. For information on filing an objection, please call HPD at 212-863-6020 or email HPD at [hpdnyc.gov](mailto:hpdnyc.gov). The charge is enforced as a tax lien on real property under article 8 of subchapter 5 of the NYC Housing Maintenance Code.

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Your Prompt Payment Is Greatly Appreciated.

Did Your Mailing Address Change?

If So, Please Visit Us At [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) Or Call 311.

