



Property Tax Bill Quarterly Statement

Activity through November 16, 2018

Owner name: 8 LOUJAIN LLC
Property address: 6 BAY RIDGE AVE.
Borough, block & lot: BROOKLYN (3), 05868, 0009

Mailing address:
8 LOUJAIN LLC
6 BAY RIDGE AVE.
BROOKLYN NY 11220

Statement Billing Summary

Previous charges	\$14,969.53
Amount paid	\$-13.00
Interest	\$299.44
Unpaid charges, if any	\$15,255.97
Current charges	\$4,657.71
Total amount due by January 2, 2019. To avoid interest pay on or before January 15th.	\$19,913.68
Payment agreement charges you can pre-pay	\$46,804.13
Interest	\$802.45
Charges you can pre-pay	\$4,657.71
If you want to pay everything you owe by January 2, 2019 please pay	\$72,162.13
If you pay everything you owe by January 2, 2019, you would save	\$15.84

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Your property tax payment agreement is in default due to one or more missing payments. You may reinstate your agreement by paying 20% of your total amount due or by showing that extenuating circumstances contributed to your default. Otherwise, you must wait five years for a new payment agreement and you are at risk for having your unpaid tax lien sold.



Please include this coupon if you pay by mail or in person. 3-05868-0009

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2019
If you want to pay everything you owe by January 2, 2019 please pay

\$19,913.68
\$72,162.13

Amount enclosed:

#824270718111601#

8 LOUJAIN LLC
6 BAY RIDGE AVE.
BROOKLYN NY 11220

Make checks payable & mail payment to:
NYC Department of Finance
59 Maiden Lane - Agreement Section, 19th Floor
New York NY 10038-4502



**Department of
Finance**

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You Have A Payment Installment Agreement

Agreement number	Agreement date	Original amount due	Remaining amount due	Quarterly installment amount
0000000071267	04/01/2018	\$55,156.44	\$53,133.27	\$1,842.23

Installment payments due are \$5,526.69 of total amount due by January 2, 2019

Payment Agreement	Activity Date	Period Date	Amount
Finance-Property Tax		07/01/2009	\$305.80
Interest			\$5.44
Finance-Property Tax		10/01/2009	\$305.80
Interest			\$5.44
Finance-Property Tax		01/01/2010	\$314.60
Interest			\$5.60
Finance-Property Tax		04/01/2010	\$314.60
Interest			\$5.60
Finance-Property Tax		07/01/2010	\$489.14
Interest			\$8.71
Finance-Property Tax		10/01/2010	\$489.14
Interest			\$8.71
Finance-Property Tax		01/01/2011	\$497.43
Interest			\$8.85
Finance-Property Tax		04/01/2011	\$497.43
Interest			\$8.85
Finance-Property Tax		07/01/2011	\$2,025.67
Interest			\$36.05
Finance-Property Tax		10/01/2011	\$157.78
Interest			\$36.05
* Period balance remaining \$1,867.89			
Total payment agreement installment due			\$5,526.69

Previous Charges	Amount
Total previous charges including interest and payments	\$9,729.28





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Current Charges	Activity Date	Period Date	Amount
Finance-Property Tax		01/01/2019	\$4,737.41
Adopted Tax Rate			\$-79.70
Total current charges			\$4,657.71

Tax Year Charges Remaining	Activity Date	Period Date	Amount
Finance-Property Tax		04/01/2019	\$4,737.41
Adopted Tax Rate			\$-79.70
Total tax year charges remaining			\$4,657.71

If you want to pay everything you owe by January 2, 2019 please pay **\$72,162.13**

If you pay everything you owe by January 2, 2019, you would save: **\$15.84**

Payment Agreement Charges You Can Pre-pay			
	Activity Date	Period Date	Amount
Finance-Property Tax		10/01/2011	\$1,867.89
Finance-Property Tax		01/01/2012	\$2,049.94
Interest			\$36.48
Finance-Property Tax		04/01/2012	\$2,093.41
Interest			\$37.26
Finance-Property Tax		07/01/2012	\$2,106.64
Interest			\$37.50
Finance-Property Tax		10/01/2012	\$2,106.64
Interest			\$37.50
Finance-Property Tax		01/01/2013	\$2,027.60
Interest			\$36.09
Finance-Property Tax		04/01/2013	\$2,027.60
Interest			\$36.09
Finance-Property Tax		07/01/2013	\$2,067.12
Interest			\$36.79
Bldg-Elevator		07/23/2013	\$153.34
Interest			\$3.52
Finance-Property Tax		10/01/2013	\$2,067.12
Interest			\$36.79
Finance-Property Tax		01/01/2014	\$2,055.83
Interest			\$36.59
Finance-Property Tax		04/01/2014	\$2,055.83
Interest			\$36.59
Finance-Property Tax		07/01/2014	\$2,241.05
Interest			\$39.88
Finance-Property Tax		10/01/2014	\$2,241.05
Interest			\$39.88
Finance-Property Tax		01/01/2015	\$2,142.17
Interest			\$38.13
Finance-Property Tax		04/01/2015	\$2,142.17
Interest			\$38.13
Finance-Property Tax		07/01/2015	\$2,389.61
Interest			\$42.53
Bldg-Elevator		09/03/2015	\$128.08
Interest			\$2.94
Finance-Property Tax		10/01/2015	\$2,389.61
Interest			\$42.53
Finance-Property Tax		01/01/2016	\$2,400.02
Interest			\$42.72





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Payment Agreement Charges You Can Pre-pay

	Activity Date	Period Date	Amount
Finance-Property Tax		04/01/2016	\$2,400.02
Interest			\$42.72
Bldg-Elevator		04/28/2016	\$122.46
Interest			\$2.81
Finance-Property Tax		07/01/2016	\$2,708.50
Interest			\$48.21
Finance-Property Tax		10/01/2016	\$2,708.50
Interest			\$48.21
Bldg-Elevator		03/03/2017	\$111.93
Interest			\$2.56
Total payment agreement charges you can pre-pay			\$47,606.58

How We Calculated Your Property Tax For July 1, 2018 Through June 30, 2019

Tax class 2A - 4-6 Unit Residential Building		Tax rate	
Original tax rate billed June 2018		12.7190%	
New tax rate		12.6120%	
Estimated market value	\$1,256,000	Billable assessed value	New Tax rate
Tax before exemptions and abatements		\$148,987 X	12.6120% =
Tax before abatements			\$18,790
Annual property tax			\$18,790
Original property tax billed in June 2018			\$18,950
Change in property tax bill based on new tax rate			\$-160

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.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2019. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

