



Property Tax Bill Quarterly Statement

Activity through November 16, 2018

Owner name: 1347 OCEAN LLC
Property address: 1355 OCEAN AVE.
Borough, block & lot: BROOKLYN (3), 07566, 0020

Mailing address:
1347 OCEAN LLC
1355 OCEAN AVENUE
BROOKLYN NY 11230

Statement Billing Summary

Previous charges	\$745.21
Amount paid	\$-758.32
Interest	\$13.11
Unpaid charges, if any	\$0.00
Current charges	\$46,591.39
Total amount due by January 2, 2019	\$46,591.39
Total property tax amount due January 2, 2019 from Sovereign Bank NY	\$46,491.39
You, the property owner	\$100.00
Charges you can pre-pay	\$187.00
Total amount you may pay by January 2, 2019	\$287.00

FT - LD
1400.01
1 - 1
284677



Please include this coupon if you pay by mail or in person. 3-07566-0020

**Department of
Finance**

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2019 if you still have a mortgage	\$100.00
Total amount due by January 2, 2019 if you no longer have a mortgage	\$46,591.39
Amount you may pay by January 2, 2019 if you choose to pay early	\$287.00
If you no longer have a mortgage and want to pay everything, please pay	\$46,778.39

Amount enclosed:

#831769618111601#

1347 OCEAN LLC
1355 OCEAN AVENUE
BROOKLYN NY 11230

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



**Department of
Finance**

Statement Details

November 16, 2018
1347 Ocean LLC
1355 Ocean Ave.
3-07566-0020
Page 2

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Period Date	Amount
Finance-Property Tax		01/01/2019	\$57,006.28
SCRIE Rent Stabilization Abatement	11/14/2018		\$-9,521.85
Adopted Tax Rate			\$-993.04
Bldg-Elevator 30756600020		09/04/2018	\$100.00
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	54	04/01/2017 030971200 971200	\$540.00
Payment	11/08/2018		\$-540.00
Total current charges			\$46,591.39

Tax Year Charges Remaining	Activity Date	Period Date	Amount
Housing-348a Inspection Fee (Non Hh)		10/17/2018	\$200.00
Credit Received	11/16/2018		\$-13.00
Total tax year charges remaining			\$187.00

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

Tax class 2 - Residential, More Than 10 Units	Tax rate			
Original tax rate billed June 2018	12.7190%			
New tax rate	12.6120%			
Estimated market value \$2,335,000	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements	\$928,080	X 12.6120%	=	\$117,049
Tax before abatements				\$117,049
Annual property tax				\$117,049
Original property tax billed in June 2018				\$118,042
Change in property tax bill based on new tax rate				\$-993

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: 3-07566-0020 . 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 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.

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.

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@hpdnyc.gov. The above mentioned charges are enforced as tax liens on real property under article 8 of subchapter 5 of the HMC.

One City Built to Last, Compliance Notification

The 2018 Benchmarking compliance deadline for the 2017 calendar year has been extended. This property is required to report its energy and water consumption for calendar year 2017 by December 31, 2018, in accordance with the NYC Benchmarking Law. Additionally, this property may be required to report its energy and water consumption for calendar year 2018 by May 1, 2019. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

For free assistance and answers to your questions about how to benchmark, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call 212-566-5584.

The property may also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "8" you will need to comply by December 31, 2018. Additionally, if your property is on a tax block that ends in the number "0" you will need to comply by December 31, 2020. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit <http://www.nyc.gov/html/gbee/html/plan/ll87.shtml>.

