



Department of Finance

Property Tax Bill
Quarterly Statement
Activity through June 03, 2016

Owner name: KRAUS, HERMAN I. TR.
Property address: 271 S. 2ND ST.
Borough, block & lot: BROOKLYN (3), 02409, 0027

Mailing address:
KRAUS MANAGEMENT INC.
KRAUS, HERMAN I. TR.
3301 VERNON BLVD.
LONG ISLAND CITY, NY 11106-4928

Statement Billing Summary

Table with 2 columns: Description and Amount. Rows include Previous charges (\$18,194,637.32), Amount paid (\$0.00), Interest (\$823,796.11), Unpaid charges (\$19,018,433.43), Current charges (\$51,106.48), Total amount due by July 1, 2016 (\$19,069,539.91), Charges you can pre-pay (\$50,993.48), If you want to pay everything you owe by July 1, 2016 please pay (\$19,120,023.45), and If you pay everything you owe by July 1, 2016, you would save (\$509.94).

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!

1400.01
40
100880

The Department of Environmental Protection records indicate that you have not paid your water bill
Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.



Please include this coupon if you pay by mail or in person. 3-02409-0027

Department of Finance

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2016
If you want to pay everything you owe by July 1, 2016 please pay

\$19,069,539.91
\$19,120,023.45

Amount enclosed:

Empty rectangular box for amount enclosed.

#9253087 16060301#

KRAUS MANAGEMENT INC.
KRAUS, HERMAN I. TR.
3301 VERNON BLVD.
LONG ISLAND CITY NY 11106-4928

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





**Department of
Finance**

Statement Details

June 3, 2016
Kraus, Herman I. Tr.
271 S. 2nd St.
3-02409-0027
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| Previous Charges | Due Date | Amount |
|---|----------|------------------------|
| Total previous charges including interest and payments | | \$19,018,433.43 |

| Current Charges | Activity Date | Due Date | Amount |
|-------------------------------------|---------------|------------|--------------------|
| Finance-Property Tax | | 07/01/2016 | \$50,993.48 |
| Housing - Property Registration Fee | | 07/01/2016 | \$13.00 |
| Bldg-Elevator 30240900027 | | 07/01/2016 | \$100.00 |
| Total current charges | | | \$51,106.48 |

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|---|---------------|------------|--------------------|
| Finance-Property Tax | | 01/01/2017 | \$50,993.48 |
| Total tax year charges remaining | | | \$50,993.48 |

Annual Property Tax Detail

| | | | | |
|---|--------------------------------|-------------------|----------|------------------|
| Tax class 2 - Residential, More Than 10 Units | Tax rate | | | |
| Current tax rate | 12.8830% | | | |
| Estimated market value \$1,880,000 | Billable assessed value | Tax rate | | Taxes |
| Tax before exemptions and abatements | \$791,640 | X 12.8830% | = | \$101,987 |
| Tax before abatements | | | | \$101,987 |
| Annual property tax | | | | \$101,987 |

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 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.

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: 3-02409-0027. 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.

