



Property Tax Bill Quarterly Statement

Activity through November 17, 2017

Owner name: 2 GRACE OWNERS INC.
Property address: 2 GRACE CT.
Borough, block & lot: BROOKLYN (3), 00252, 0008

Mailing address:
TUDOR REALTY SERVICES
2 GRACE OWNERS INC.
250 PARK AVE. S. FL. 4
NEW YORK NY 10003-1402

Statement Billing Summary

Previous charges	\$400.00
Amount paid	\$-400.00
Interest	\$0.00
Unpaid charges, if any	\$0.00

Current charges	\$194,939.99
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Total amount due by January 2, 2018. To avoid interest pay on or before January 16th. **\$194,939.99**

Total property tax amount due January 2, 2018 from	
Wells Fargo Real Estate Tax Service	\$194,869.99
You, the property owner	\$70.00

Amount of property tax not due January 2, 2018 but that Wells Fargo Real Estate Tax Service can pre-pay	\$194,379.53
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**If Wells Fargo Real Estate Tax Service wants to pay all property tax owed
by January 2, 2018 please pay** **\$388,588.63**

If Wells Fargo Real Estate Tax Service pays all property tax owed by January 2, 2018 you would save	\$660.89
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FT - OB
1400.01
40 - 1
6936



Please include this coupon if you pay by mail or in person. 3-00252-0008

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2018 if you still have a mortgage	\$70.00
Total amount due by January 2, 2018 if you no longer have a mortgage	\$194,939.99
If you no longer have a mortgage and want to pay everything, please pay	\$388,658.63

Amount enclosed:

#965664017111701#

TUDOR REALTY SERVICES
2 GRACE OWNERS INC.
250 PARK AVE. S. FL. 4
NEW YORK NY 10003-1402

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

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2018	\$0.00
Decrease in Exemption	11/17/2017		\$220.46
Co-op Condo Abatement Reversal	11/17/2017		\$24.77
Finance-Property Tax		01/01/2018	\$202,881.33
Payment	10/12/2017	Wells Fargo Real Estate Tax Service	\$-202,881.33
Decrease in Exemption	11/17/2017		\$220.46
Co-op Condo Abatement Reversal	11/17/2017		\$24.77
Finance-Property Tax		01/01/2018	\$200,151.09
Adopted Tax Rate			\$-6,531.41
Decrease in Exemption	11/17/2017		\$220.46
Co-op Condo Abatement Reversal	11/17/2017		\$534.56
Repl Billing Remissions Decrease	11/17/2017		\$4.83
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	3	01/01/2018 030513202 513203	\$30.00
Housing-Rent Stabilization	4	01/01/2018 030513201 513210	\$40.00
Total current charges			\$194,939.99

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2018	\$200,151.09
Adopted Tax Rate			\$-6,531.41
Decrease in Exemption	11/17/2017		\$220.46
Co-op Condo Abatement Reversal	11/17/2017		\$534.56
Repl Billing Remissions Decrease	11/17/2017	Wells Fargo Real Estate Tax Service	\$4.83
Total tax year charges remaining			\$194,379.53
If you pay everything you owe by January 2, 2018, you would save:			\$660.89

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: 3-00252-0008 . 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.



How We Calculated Your Property Tax For July 1, 2017 Through June 30, 2018

Tax class 2 - Residential, More Than 10 Units		Overall tax rate	
Original tax rate billed June 2017		12.8920%	
New tax rate		12.7190%	
Estimated market value	\$23,163,000	Billable assessed value	New Tax rate
Tax before exemptions and abatements		\$7,467,280	X 12.7190%
Basic STAR - School Tax Relief 46 Units		\$-104,880	= \$949,763
Enhanced STAR - School Tax Relief 6 Units		\$-29,940	\$-10,074**
Veterans Exemption		\$-19,409	\$-2,813**
Tax before abatements			\$934,407
Co-op/Condo Abatement 116 Units			\$-128,722
J51 Abatement			\$-12,177
Annual property tax			\$793,508
Original property tax billed in June 2017			\$811,527
Change in property tax bill based on new tax rate			\$-18,019

** This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at nyc.gov/finance or contact 311.

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 1, 2018. 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.

