



Property Tax Bill Quarterly Statement

Activity through June 6, 2020

Owner name: JUST GRAND REALTY INC

Property address: 96 E. BROADWAY

Borough, block & lot: MANHATTAN (1), 00282, 0055

Mailing address:

JUST GRAND REALTY INC.

95 LILAC LN.

PARAMUS NJ 07652-5244

Outstanding Charges \$0.00

New Charges \$37,920.26

Amount Due \$37,920.26

Please pay by July 1, 2020

PTS - LD
1400.01
45 - 0 - 2
20671



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00282-0055

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020

\$37,920.26

If you want to pay everything you owe by July 1, 2020 please pay

\$77,619.08

Amount enclosed:

#802081720060601#

JUST GRAND REALTY INC.
95 LILAC LN.
PARAMUS NJ 07652-5244

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

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2020	\$39,374.16
Payment	06/06/2020		\$-734.18
SCRIE Credit Applied	06/06/2020		\$-1,271.12
Chinatown BID- Chg		07/01/2020	\$538.40
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
Total current charges			\$37,920.26

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$39,374.16
Chinatown BID- Chg		01/01/2021	\$538.40
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	9	01/01/2021 10696300	\$180.00
Total tax year charges remaining			\$40,092.56
If you want to pay everything you owe by July 1, 2020 please pay			\$77,619.08
If you pay everything you owe by July 1, 2020, you would save:			\$393.74

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		02/18/2020	\$-2,248.86
Credit Balance		07/01/2019	\$-824.18
Credit Applied	11/16/2019		\$90.00
Credit Applied	06/06/2020		\$734.18
		<i>Total credit applied</i>	\$824.18
Total overpayments/credits remaining on account			\$2,248.86

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

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: 1-00282-0055 . 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.



Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$1,510,000	12.4730%	
Billable Assessed Value	\$631,350	Taxes
Taxable Value	\$631,350 x 12.4730%	
Tax Before Abatements and STAR	\$78,748.32	\$78,748.32
Annual property tax		\$78,748.32

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and 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 (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

"The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

