



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: 81-85 HESTER REALTY,
Property address: 41 ORCHARD ST.
Borough, block & lot: MANHATTAN (1), 00308, 0027

Mailing address:
81-85 HESTER REALTY, LLC.
81-85 HESTER REALTY,
27 OCEAN AVE.
MASSAPEQUA NY 11758-7924

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$40,235.40
Total amount due by July 1, 2019	\$40,235.40
Charges you can pre-pay	\$40,292.40
If you want to pay everything you owe by July 1, 2019 please pay	\$80,131.67
If you pay everything you owe by July 1, 2019, you would save	\$396.13

PTS - LD
1400.01
40 - 0
16864



Please include this coupon if you pay by mail or in person. 1-00308-0027

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019
If you want to pay everything you owe by July 1, 2019 please pay

\$40,235.40
\$80,131.67

Amount enclosed:

#802135719060101#

81-85 HESTER REALTY, LLC.
81-85 HESTER REALTY,
27 OCEAN AVE.
MASSAPEQUA NY 11758-7924

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		07/01/2019	\$44,543.08
J51 Abatement	06/01/2019		\$-4,929.68
Lower East Side BID- Chg		07/01/2019	\$609.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
Total current charges			\$40,235.40

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$44,543.08
J51 Abatement	06/01/2019		\$-4,929.68
Lower East Side BID- Chg		01/01/2020	\$609.00
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	7	01/01/2020 12812100	\$70.00
Total tax year charges remaining			\$40,292.40

If you want to pay everything you owe by July 1, 2019 please pay **\$80,131.67**
If you pay everything you owe by July 1, 2019, you would save: **\$396.13**

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		04/01/2019	\$-73.18
Credit Applied	03/02/2019		\$73.18
		<i>Total credit applied</i>	\$73.18
Total overpayments/credits remaining on account			\$0.00

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: 1-00308-0027 . 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.



Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$1,960,000	12.6120%	
Billable Assessed Value	\$706,360	Taxes
Taxable Value	\$706,360 x 12.6120%	
Tax Before Abatements and STAR	\$89,086.16	\$89,086.16
J51 Abatement		\$-9,859.36
Annual property tax		\$79,226.80

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.

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.

