



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: JNZ REALTY LLC
Property address: 10324 CORONA AVE.
Borough, block & lot: QUEENS (4), 01929, 0069

Mailing address:
JNZ REALTY LLC
165 HENRY ST. APT. 301
NEW YORK NY 10002-6486

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$6,905.34
Total amount due by July 1, 2019	\$6,905.34
Charges you can pre-pay	\$9,464.34
If you want to pay everything you owe by July 1, 2019 please pay	\$16,300.76
If you pay everything you owe by July 1, 2019, you would save	\$68.92

PTS - LD
1400.01
40 - 0
59938



Please include this coupon if you pay by mail or in person. 4-01929-0069

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

\$6,905.34
\$16,300.76

Amount enclosed:

#926304419060101#

JNZ REALTY LLC
165 HENRY ST. APT. 301
NEW YORK NY 10002-6486

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 \$6,892.34

HPD-Property Registration Fee- Chg 07/01/2019 \$13.00

Total current charges **\$6,905.34**

Tax Year Charges Remaining **Activity Date** **Due Date** **Amount**

Finance-Property Tax 01/01/2020 \$6,892.34

HPD-Emergency Repair- Chg 01/01/2020 \$1,600.00

HPD-Emergency Repair- Fee 01/01/2020 \$800.00

HPD-Emergency Repair- Tax 01/01/2020 \$142.00

Rent Stabilization fee \$10/apt. **# Apts** **RS fee identifiers**

Rent Stabilization Fee- Chg 3 01/01/2020 43071600 \$30.00

Total tax year charges remaining **\$9,464.34**

If you want to pay everything you owe by July 1, 2019 please pay **\$16,300.76**

If you pay everything you owe by July 1, 2019, you would save: \$68.92

Annual Property Tax Detail

	Overall	
Tax class 2A - 4-6 Unit Residential Rental Bldg	Tax Rate	
Current tax rate	12.6120%	
Estimated Market Value \$846,000		
		Taxes
Billable Assessed Value	\$373,714	
421a	-264,416.00	
Taxable Value	\$109,298 x 12.6120%	
Tax Before Abatements and STAR	\$13,784.68	\$13,784.68
Annual property tax		\$13,784.68

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: 4-01929-0069 . 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.

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.

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

