NYC Department of Finance

Property Tax Bill
Quarterly Statement
Activity through June 1, 2019

Owner name: VAN BUREN OWNERS INC
Property address: 10221 63RD RD.
Borough, block & lot: QUEENS (4), 02124, 0056

Mailing address:
VAN BUREN OWNERS INC.
286 NORTHERN BLVD.
GREAT NECK NY 11021-4704

Statement Billing Summary

Unpaid charges, if any	**$1,185.65**
Current charges	$67,142.41
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	**$68,328.06**
Total property tax amount due July 1, 2019 from	
National Cooperative Bank	**$68,140.06**
You, the property owner	**$188.00**
Amount of property tax not due July 1, 2019 but that National Cooperative Bank can pre-pay	$201,043.56
If National Cooperative Bank wants to pay all property tax owed by July 1, 2019 please pay	**$267,843.33**
If National Cooperative Bank pays all property tax owed by July 1, 2019 you would save	$1,340.29
Charges you can pre-pay	$130.00
Total amount you may pay by July 1, 2019	**$318.00**

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NYC Department of Finance

Please include this coupon if you pay by mail or in person. 4-02124-0056

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019 if you still have a mortgage	$188.00
Total amount due by July 1, 2019 if you no longer have a mortgage	$68,328.06
Amount you may pay by July 1, 2019 if you choose to pay early	$318.00
If you no longer have a mortgage and want to pay everything, please pay	$268,161.33

Amount enclosed:

#926866919060101#

VAN BUREN OWNERS INC.
286 NORTHERN BLVD.
GREAT NECK NY 11021-4704

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

9268669190601 01 4021240056 0000006832806 0000000031800 190701312020000 0

Previous Charges	Amount
Total previous charges including interest and payments	**$1,185.65**

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	$83,828.85
Star Savings	06/01/2019		$-2,130.49
J51 Abatement	06/01/2019		$-1,048.63
Co-op Condo Abatement	06/01/2019		$-13,635.21
Payment	06/01/2019	National Cooperative Bank	$-60.11
HPD-Property Registration Fee- Chg		07/01/2019	$13.00
Tax Commission Fee- Fee		07/01/2019	$175.00
Total current charges			**$67,142.41**

Tax Year Charges Remaining	Activity Date	Due Date		Amount
Finance-Property Tax		10/01/2019		$83,828.85
Star Savings	06/01/2019			$-2,130.49
J51 Abatement	06/01/2019			$-1,048.63
Co-op Condo Abatement	06/01/2019			$-13,635.21
Finance-Property Tax		01/01/2020		$83,828.85
Star Savings	06/01/2019			$-2,130.49
J51 Abatement	06/01/2019			$-1,048.63
Co-op Condo Abatement	06/01/2019			$-13,635.21
Finance-Property Tax		04/01/2020		$83,828.85
Star Savings	06/01/2019			$-2,130.49
J51 Abatement	06/01/2019			$-1,048.63
Co-op Condo Abatement	06/01/2019			$-13,635.21
Rent Stabilization fee $10/apt.	**# Apts**		**RS fee identifiers**	
Rent Stabilization Fee- Chg	13	01/01/2020	40558200	$130.00
Total tax year charges remaining				**$201,173.56**
If you pay everything you owe by July 1, 2019, you would save:				$1,340.29

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2016	$-6.14
Credit Applied	06/01/2019		$6.14

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: 4-02124-0056 . 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.

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		10/01/2016	$-6.14
Credit Applied	06/01/2019		$6.14
Credit Balance		07/01/2017	$-6.21
Credit Applied	06/01/2019		$6.21
Credit Balance		07/03/2017	$-6.32
Credit Applied	06/01/2019		$6.32
Credit Balance		10/01/2017	$-35.30
Credit Applied	06/01/2019		$35.30
		Total credit applied	$60.11
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.

Annual Property Tax Detail

	Overall Tax Rate	
Tax class 2 - Residential More Than 10 Units		
Current tax rate	12.6120%	
Estimated Market Value $7,339,000		

		Taxes
Billable Assessed Value	**$2,674,510**	
Disabled Homeowner	-15,809.00	
Taxable Value	$2,658,701 x 12.6120%	
Tax Before Abatements and STAR	$335,315.40	**$335,315.40**
Basic Star - School Tax Relief 29 Units	$-67,570.00	$-8,521.96**
Co-op/Condo Abatement 53 Units		$-54,540.84
J51 Abatement		$-4,194.52
Annual property tax		**$268,058.08**

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

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.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.