



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: 65-11 OWNERS CORP
Property address: 6511 108TH ST.
Borough, block & lot: QUEENS (4), 02172, 0001

Mailing address:
MICHAEL RAM
65-11 OWNERS CORP.
6511 108TH ST. APT. 1D
FOREST HILLS NY 11375-1829

Statement Billing Summary

Unpaid charges, if any	\$2,175.56
Current charges	\$75,917.95
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	\$78,093.51
Total property tax amount due July 1, 2019 from Sovereign Bank NY	\$75,729.95
You, the property owner	\$2,363.56
Amount of property tax not due July 1, 2019 but that Sovereign Bank NY can pre-pay	\$255,658.44
If Sovereign Bank NY wants to pay all property tax owed by July 1, 2019 please pay	\$329,684.00
If Sovereign Bank NY pays all property tax owed by July 1, 2019 you would save	\$1,704.39
Charges you can pre-pay	\$162.32
Total amount you may pay by July 1, 2019	\$2,525.88

PTS - LD
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Department of
Finance

Please include this coupon if you pay by mail or in person. 4-02172-0001

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019 if you still have a mortgage	\$2,363.56
Total amount due by July 1, 2019 if you no longer have a mortgage	\$78,093.51
Amount you may pay by July 1, 2019 if you choose to pay early	\$2,525.88
If you no longer have a mortgage and want to pay everything, please pay	\$332,209.88

Amount enclosed:

#926952219060101#

MICHAEL RAM
65-11 OWNERS CORP.
6511 108TH ST. APT. 1D
FOREST HILLS NY 11375-1829

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

9269522190601 01 4021720001 0000007809351 0000000252588 190701312020000 0

Previous Charges	Amount
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Total previous charges including interest and payments	\$2,175.56
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$91,382.46
Star Savings	06/01/2019		\$-661.19
Co-op Condo Abatement	06/01/2019		\$-5,501.79
Drie Credit Applied	06/01/2019		\$-3,581.60
SCRIE Credit Applied	06/01/2019		\$-5,907.93
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
Tax Commission Fee- Fee		07/01/2019	\$175.00
Total current charges			\$75,917.95

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$91,382.46
Star Savings	06/01/2019		\$-661.19
Co-op Condo Abatement	06/01/2019		\$-5,501.79
Finance-Property Tax		01/01/2020	\$91,382.46
Star Savings	06/01/2019		\$-661.19
Co-op Condo Abatement	06/01/2019		\$-5,501.79
Finance-Property Tax		04/01/2020	\$91,382.46
Star Savings	06/01/2019		\$-661.19
Co-op Condo Abatement	06/01/2019		\$-5,501.79
HPD-Emergency Repair- Chg		10/01/2019	\$20.34
HPD-Emergency Repair- Fee		10/01/2019	\$10.17
HPD-Emergency Repair- Tax		10/01/2019	\$1.81
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	13	01/01/2020 40433100	\$130.00
Total tax year charges remaining			\$255,820.76

If you pay everything you owe by July 1, 2019, you would save:	\$1,704.39
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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: 4-02172-0001 . 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 \$7,855,000		12.6120%
		Taxes
Billable Assessed Value	\$2,898,270	
Taxable Value	\$2,898,270 x 12.6120%	
Tax Before Abatements and STAR	\$365,529.84	\$365,529.84
Basic Star - School Tax Relief 9 Units	\$-20,970.00	\$-2,644.76**
Co-op/Condo Abatement 26 Units		\$-22,007.16
Annual property tax		\$340,877.92

** 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.

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.

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.

