



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: GARDEN AT FOREST HILLS OWNERS CORP C/O
WESTCHESTER PROPERTY MGMT

Property address: 11105 66TH AVE.

Borough, block & lot: QUEENS (4), 02186, 0002

Mailing address:

JAMES CULLEN
11007 66TH RD.

FOREST HILLS NY 11375-8206

Statement Billing Summary

Unpaid charges, if any	\$88.70
Current charges	\$77,886.09
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	\$77,974.79
Charges you can pre-pay	\$247,171.57
If you want to pay everything you owe by July 1, 2019 please pay	\$323,503.02
If you pay everything you owe by July 1, 2019, you would save	\$1,643.34

PTS - LD
1400.01
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**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-02186-0002

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

\$77,974.79
\$323,503.02

Amount enclosed:

#926999919060101#

JAMES CULLEN
11007 66TH RD.
FOREST HILLS NY 11375-8206

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



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Star Savings	06/01/2019		\$-2,484.52
Co-op Condo Abatement	06/01/2019		\$-13,840.79
Finance-Property Tax		04/01/2020	\$98,492.50
Star Savings	06/01/2019		\$-2,484.52
Co-op Condo Abatement	06/01/2019		\$-13,840.79
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	67	01/01/2020 41188100	\$670.00
Total tax year charges remaining			\$247,171.57
If you want to pay everything you owe by July 1, 2019 please pay			\$323,503.02
If you pay everything you owe by July 1, 2019, you would save:			\$1,643.34

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		01/01/2018	\$-22.01
Refund Available		01/01/2019	\$-42.84
Refund Available		01/01/2019	\$-42.84
Refund Available		01/01/2019	\$-19.68
Refund Available		01/01/2019	\$-41.69
Credit Balance		02/22/2017	\$-11.51
Credit Applied	06/01/2019		\$11.51
Credit Balance		02/22/2017	\$-7.18
Credit Applied	06/01/2019		\$7.18
Credit Balance		05/22/2017	\$-36.86
Credit Applied	06/01/2019		\$36.86
Credit Balance		05/22/2017	\$-29.11
Credit Applied	06/01/2019		\$29.11
Credit Balance		05/22/2017	\$-7.48
Credit Applied	06/01/2019		\$7.48
Credit Balance		01/01/2019	\$-3.04
Credit Applied	06/01/2019		\$3.04
		<i>Total credit applied</i>	\$95.18
Total overpayments/credits remaining on account			\$169.06

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

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$8,392,000	12.6120%	
		Taxes
Billable Assessed Value	\$3,152,340	
Combat Veteran	-2,477.00	
Basic Veteran	-1,179.00	
Senior Citizen Homeowner	-24,913.00	
Taxable Value	\$3,123,771 x 12.6120%	
Tax Before Abatements and STAR	\$393,970.00	\$393,970.00
Basic Star - School Tax Relief 70 Units	\$-62,950.00	\$-7,940.12**
Enhanced Star - School Tax Relief 8 Units	\$-16,457.00	\$-1,997.96**
Co-op/Condo Abatement 60 Units		\$-55,363.16
Annual property tax		\$328,668.76

** 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.

