

# Property Tax Bill Quarterly Statement

Activity through June 16, 2020

**Owner name:** FOREST & GARDEN OWNERS INC C/O ARAS  
PROPERTIES INC

**Property address:** 118-60 METROPOLITAN AVE.

**Borough, block & lot:** QUEENS (4), 03322, 0024

**Mailing address:**

PRINCIPAL MANAGEMENT PARTNERS,  
FOREST & GARDEN OWNERS INC. C/O ARAS PROPE  
40 RANDALL AVE.  
FREEPORT NY 11520-2709

Outstanding Charges	\$1,518.40
New Charges	\$120,272.48
<b>Amount Due</b>	<b>\$121,790.88</b>

*Please pay by July 1, 2020. To avoid interest pay on or before July 15th.*

PTS - LD  
1400.01  
40 - 1 - 2  
2631



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-03322-0024

Pay Today The Easy Way  
[nyc.gov/payonline](http://nyc.gov/payonline)

Total amount due by July 1, 2020 if you still have a mortgage	\$1,719.40
Total amount due by July 1, 2020 if you no longer have a mortgage	\$121,790.88
Amount you may pay by July 1, 2020 if you choose to pay early	\$2,039.40
If you no longer have a mortgage and want to pay everything, please pay	\$495,914.63

Amount enclosed:

#802144520061601#

PRINCIPAL MANAGEMENT PARTNERS,  
FOREST & GARDEN OWNERS INC. C/O ARAS PROPERTIES INC.  
40 RANDALL AVE.  
FREEPORT NY 11520-2709

Make checks payable & mail payment to:

NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680

<b>Previous Charges</b>			<b>Amount</b>
<b>Total previous charges including interest and payments</b>			<b>\$1,518.40</b>
<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		07/01/2020	\$155,645.36
Star Savings	06/06/2020		\$-3,288.68
Co-op Condo Abatement	06/06/2020		\$-26,919.18
SCRIE Credit Applied	06/06/2020		\$-5,366.02
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
Tax Commission Fee- Fee		07/01/2020	\$175.00
<b>Total current charges</b>			<b>\$120,272.48</b>
<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		10/01/2020	\$155,645.36
Star Savings	06/06/2020		\$-3,288.68
Co-op Condo Abatement	06/06/2020		\$-26,919.18
Finance-Property Tax		01/01/2021	\$155,645.36
Star Savings	06/06/2020		\$-3,288.68
Co-op Condo Abatement	06/06/2020		\$-26,919.18
Finance-Property Tax		04/01/2021	\$155,645.36
Star Savings	06/06/2020		\$-3,288.68
Co-op Condo Abatement	06/06/2020		\$-26,919.18
<b>Rent Stabilization *</b>	<b># Apts</b>		<b>RS fee identifiers</b>
Rent Stabilization Fee- Chg	7	01/01/2021	40809900
Rent Stabilization Fee- Chg	9	01/01/2021	40810000
<b>Total tax year charges remaining</b>			<b>\$376,632.50</b>
If you pay everything you owe by July 1, 2020, you would save:			\$2,508.75

**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: 4-03322-0024 . 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](http://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**

	<b>Overall Tax Rate</b>	<b>Taxes</b>
Tax class 2 - Residential More Than 10 Units		
Current tax rate	12.4730%	
<b>Estimated Market Value</b> <b>\$12,713,000</b>		
<b>Billable Assessed Value</b>	<b>\$5,051,950</b>	
Combat Veteran	-4,238.00	
Senior Citizen Homeowner	-56,279.00	
<b>Taxable Value</b>	<b>\$4,991,433 x 12.4730%</b>	
<b>Tax Before Abatements and STAR</b>	<b>\$622,581.44</b>	<b>\$622,581.44</b>
Basic Star - School Tax Relief 36 Units	\$-87,106.00	\$-10,605.52**
Enhanced Star - School Tax Relief 5 Units	\$-21,907.00	\$-2,549.20**
Co-op/Condo Abatement 98 Units		\$-107,676.72
<b>Annual property tax</b>		<b>\$501,750.00</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

"The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

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.



**One City Built to Last, Compliance Notification****Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades**

This property may be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call (212) 566-5584.





**Department of Finance**

Treasury & Payment Services Division  
59 Maiden Lane  
New York, NY 10038

June 16, 2020

**Re: Your corrected property tax bill is enclosed**

Dear Property Owner or Agent,

We are writing to inform you that the New York City Department of Finance has corrected an error on your property tax bill due July 1, 2020.

The bill that you previously received included interest charges that were not correct. We apologize for this error and any confusion or inconvenience it may have caused you.

Enclosed please find a revised bill with the correct amount that you owe. You can pay your bill online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay), or follow the instructions on the bill to submit your payment by mail.

Thank you in advance for your timely payment. If you have questions about this letter, please contact the Department of Finance via our online customer service portal, [www.nyc.gov/dofaccount](http://www.nyc.gov/dofaccount).

Sincerely,

The Treasury and Payment Services Division  
New York City Department of Finance

Encl.: Your corrected property tax bill