



Property Tax Bill Quarterly Statement

Activity through June 16, 2020

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

Property address: 83-75 118TH ST.

Borough, block & lot: QUEENS (4), 03322, 0156

Mailing address:

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

Outstanding Charges \$7,225.75

New Charges \$127,647.94

Amount Due \$134,873.69

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

Warning: The Department of Finance may sell a lien on your property later this year unless you resolve outstanding property tax and/or water and sewer charges. Please contact DOF's tax lien ombudsperson at (212) 440-5408 for more information.

PTS - LD
1400.01
40 - 1 - 2
2632



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-03322-0156

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020 if you still have a mortgage	\$3,644.12
Total amount due by July 1, 2020 if you no longer have a mortgage	\$134,873.69
Amount you may pay by July 1, 2020 if you choose to pay early	\$4,124.12
If you no longer have a mortgage and want to pay everything, please pay	\$515,145.57

Amount enclosed:

#802144620061601#

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

Previous Charges	Amount
Total previous charges including interest and payments	\$7,225.75

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2020	\$160,378.55
Star Savings	06/06/2020		\$-3,388.82
J51 Abatement	06/06/2020		\$-1,805.00
Co-op Condo Abatement	06/06/2020		\$-27,737.79
Finance-Property Tax		07/01/2020	\$320,757.10
Finance-Property Tax		07/01/2020	\$-320,757.10
Star Savings	06/06/2020		\$6,777.64
Star Savings	06/06/2020		\$-6,777.64
J51 Abatement	06/06/2020		\$-3,610.00
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Co-op Condo Abatement	06/06/2020		\$55,475.58
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HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
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Tax Commission Fee- Fee		07/01/2020	\$175.00
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
HPD-Property Registration Fee- Fee		07/01/2020	\$-13.00
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
Tax Commission Fee- Fee		07/01/2020	\$-175.00
Total current charges			\$127,647.94

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2020	\$160,378.55
Star Savings	06/06/2020		\$-3,388.82
J51 Abatement	06/06/2020		\$-1,805.00
Co-op Condo Abatement	06/06/2020		\$-27,737.79
Finance-Property Tax		01/01/2021	\$160,378.55
Star Savings	06/06/2020		\$-3,388.82
J51 Abatement	06/06/2020		\$-1,805.00

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: 4-03322-0156 . 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.



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Co-op Condo Abatement	06/06/2020		\$-27,737.79
Finance-Property Tax		01/01/2021	\$320,757.10
Finance-Property Tax		01/01/2021	\$-320,757.10
Star Savings	06/06/2020		\$6,777.64
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J51 Abatement	06/06/2020		\$3,610.00
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Co-op Condo Abatement	06/06/2020		\$55,475.58
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Finance-Property Tax		04/01/2021	\$160,378.55
Star Savings	06/06/2020		\$-3,388.82
J51 Abatement	06/06/2020		\$-1,805.00
Co-op Condo Abatement	06/06/2020		\$-27,737.79
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	13	01/01/2021 40809800	\$260.00
Rent Stabilization Fee- Chg	11	01/01/2021 40810100	\$220.00
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Total tax year charges remaining			\$382,820.82
If you pay everything you owe by July 1, 2020, you would save:			\$2,548.94

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$12,660,000	12.4730%	
		Taxes
Billable Assessed Value	\$5,205,580	
Combat Veteran	-4,366.00	
Senior Citizen Homeowner	-57,991.00	
Taxable Value	\$5,143,223 x 12.4730%	
Tax Before Abatements and STAR	\$641,514.20	\$641,514.20
Basic Star - School Tax Relief 38 Units	\$-89,754.00	\$-10,928.48**
Enhanced Star - School Tax Relief 3 Units	\$-22,573.00	\$-2,626.80**
Co-op/Condo Abatement 90 Units		\$-110,951.16
J51 Abatement		\$-7,220.00
Annual property tax		\$509,787.76

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

For information about the interest rate charged on late payments, visit 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.



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 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 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 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 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, 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.

Sincerely,

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

Encl.: Your corrected property tax bill