# Property Tax Bill
# Quarterly Statement
Activity through June 1, 2019

Department of Finance

**Owner name:** THE BEVERLY HOUSE INC
**Property address:** 8451 BEVERLY RD.
**Borough, block & lot:** QUEENS (4), 03333, 0016

**Mailing address:**
MANAGEMENT
THE BEVERLY HOUSE INC.
210 E. 23RD ST. # 5TH
NEW YORK NY 10010-4604

## Statement Billing Summary

| | |
|---|---|
| **Unpaid charges, if any** | **$5,202.59** |
| Current charges | $114,151.77 |
| **Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.** | **$119,354.36** |
| **Total property tax amount due July 1, 2019 from** | |
| **National Cooperative Bank** | **$119,341.36** |
| **You, the property owner** | **$13.00** |
| Amount of property tax not due July 1, 2019 but that National Cooperative Bank can pre-pay | $350,739.36 |
| **If National Cooperative Bank wants to pay all property tax owed by July 1, 2019 please pay** | **$467,742.46** |
| If National Cooperative Bank pays all property tax owed by July 1, 2019 you would save | $2,338.26 |
| Charges you can pre-pay | $40.00 |
| **Total amount you may pay by July 1, 2019** | **$53.00** |

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Department of Finance

**Please include this coupon if you pay by mail or in person. 4-03333-0016**

**Pay today the easy way**
**nyc.gov/payonline**

| | |
|---|---|
| **Total amount due by July 1, 2019 if you still have a mortgage** | $13.00 |
| **Total amount due by July 1, 2019 if you no longer have a mortgage** | $119,354.36 |
| **Amount you may pay by July 1, 2019 if you choose to pay early** | $53.00 |
| **If you no longer have a mortgage and want to pay everything, please pay** | $467,795.46 |

**Amount enclosed:**

#930349419060101#

**MANAGEMENT**
**THE BEVERLY HOUSE INC.**
**210 E. 23RD ST. # 5TH**
**NEW YORK NY 10010-4604**

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

9303494190601 01 4033330016 0000011935436 0000000005300 190701312020000 8

Department of Finance

# Statement Details

| Previous Charges | Amount |
|---|---|
| **Total previous charges including interest and payments** | **$5,202.59** |

| Current Charges | Activity Date | Due Date | Amount |
|---|---|---|---|
| Finance-Property Tax | | 07/01/2019 | $162,858.01 |
| Star Savings | 06/01/2019 | | $-5,716.09 |
| Co-op Condo Abatement | 06/01/2019 | | $-40,228.80 |
| Payment | 06/01/2019 | National Cooperative Bank | $-2,774.35 |
| HPD-Property Registration Fee- Chg | | 07/01/2019 | $13.00 |
| **Total current charges** | | | **$114,151.77** |

| Tax Year Charges Remaining | Activity Date | Due Date | | Amount |
|---|---|---|---|---|
| Finance-Property Tax | | 10/01/2019 | | $162,858.01 |
| Star Savings | 06/01/2019 | | | $-5,716.09 |
| Co-op Condo Abatement | 06/01/2019 | | | $-40,228.80 |
| Finance-Property Tax | | 01/01/2020 | | $162,858.01 |
| Star Savings | 06/01/2019 | | | $-5,716.09 |
| Co-op Condo Abatement | 06/01/2019 | | | $-40,228.80 |
| Finance-Property Tax | | 04/01/2020 | | $162,858.01 |
| Star Savings | 06/01/2019 | | | $-5,716.09 |
| Co-op Condo Abatement | 06/01/2019 | | | $-40,228.80 |
| **Rent Stabilization fee $10/apt.** | **# Apts** | | **RS fee identifiers** | |
| Rent Stabilization Fee- Chg | 4 | 01/01/2020 | 40619900 | $40.00 |
| **Total tax year charges remaining** | | | | **$350,779.36** |
| If you pay everything you owe by July 1, 2019, you would save: | | | | $2,338.26 |

| Overpayments/Credits | Activity Date | Due Date | Amount |
|---|---|---|---|
| Refund Available | | 01/01/2017 | $-4,532.29 |
| Refund Available | | 04/01/2017 | $-2,186.60 |
| Refund Available | | 07/01/2017 | $-111.59 |
| Refund Available | | 07/01/2017 | $-1.35 |
| Refund Available | | 07/01/2017 | $-13.38 |
| Refund Available | | 10/01/2017 | $-0.40 |
| Refund Available | | 10/01/2017 | $-112.94 |

## 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: 4-03333-0016 . 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 |
|---|---|---|---|
| Refund Available | | 10/01/2017 | $-0.40 |
| Refund Available | | 10/01/2017 | $-29.34 |
| Refund Available | | 10/01/2017 | $-29.34 |
| Refund Available | | 10/01/2017 | $-29.47 |
| Refund Available | | 10/01/2017 | $-29.47 |
| Refund Available | | 10/01/2017 | $-30.33 |
| Refund Available | | 10/01/2017 | $-30.33 |
| Refund Available | | 10/01/2017 | $-79.27 |
| Refund Available | | 10/01/2017 | $-79.27 |
| Refund Available | | 10/01/2017 | $-79.61 |
| Refund Available | | 10/01/2017 | $-79.61 |
| Refund Available | | 10/01/2017 | $-78.57 |
| Refund Available | | 10/01/2017 | $-78.57 |
| Refund Available | | 10/01/2017 | $-13.38 |
| Refund Available | | 01/01/2018 | $-751.07 |
| Refund Available | | 01/01/2018 | $-8.56 |
| Refund Available | | 04/01/2018 | $-768.19 |
| Credit Balance | | 07/01/2016 | $-228.52 |
| Credit Applied | 06/01/2019 | | $228.52 |
| Credit Balance | | 10/01/2016 | $-228.52 |
| Credit Applied | 06/01/2019 | | $228.52 |
| Credit Balance | | 01/01/2017 | $-693.58 |
| Credit Applied | 06/01/2019 | | $693.58 |
| Credit Balance | | 04/01/2017 | $-693.61 |
| Credit Applied | 06/01/2019 | | $693.61 |
| Credit Balance | | 10/01/2017 | $-356.16 |
| Credit Applied | 06/01/2019 | | $356.16 |
| Credit Balance | | 10/01/2017 | $-316.16 |
| Credit Applied | 06/01/2019 | | $316.16 |
| Credit Balance | | 10/01/2017 | $-40.00 |
| Credit Applied | 06/01/2019 | | $40.00 |
| Credit Balance | | 10/01/2017 | $-30.33 |
| Credit Applied | 06/01/2019 | | $30.33 |
| Credit Balance | | 10/01/2017 | $-30.33 |
| Credit Applied | 06/01/2019 | | $30.33 |
| Credit Balance | | 10/01/2017 | $-78.57 |
| Credit Applied | 06/01/2019 | | $78.57 |
| Credit Balance | | 10/01/2017 | $-78.57 |
| Credit Applied | 06/01/2019 | | $78.57 |
| | | *Total credit applied* | $2,774.35 |
| **Total overpayments/credits remaining on account** | | | **$9,153.33** |

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 | Taxes |
|---|---|---|
| Tax class 2 - Residential More Than 10 Units | | |
| Current tax rate | 12.6120% | |
| **Estimated Market Value $12,816,000** | | |
| **Billable Assessed Value** | **$5,206,510** | |
| Disabled Homeowner | -18,035.00 | |
| Basic Veteran | -5,894.00 | |
| Disabled Veteran | -982.00 | |
| Senior Citizen Homeowner | -16,423.00 | |
| **Taxable Value** | $5,165,176 x 12.6120% | |
| **Tax Before Abatements and STAR** | $651,432.04 | **$651,432.04** |
| Basic Star - School Tax Relief 69 Units | $-160,770.00 | $-20,276.36** |
| Enhanced Star - School Tax Relief 4 Units | $-21,320.00 | $-2,588.00** |
| Co-op/Condo Abatement 119 Units | | $-160,915.20 |
| **Annual property tax** | | **$467,652.48** |

** 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.