



Property Tax Bill Quarterly Statement

Activity through June 6, 2020

Owner name: JMSN REALTY LLC
Property address: 1890 STARR ST.
Borough, block & lot: QUEENS (4), 03396, 0031

Mailing address:
NAT TURSI
JMSN REALTY LLC
14159 11TH AVE.
WHITESTONE NY 11357-2303

Outstanding Charges	\$61.82
New Charges	\$177.79
Amount Due	\$239.61

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

PTS - LD
1400.01
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105955



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-03396-0031

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020 if you still have a mortgage	\$74.82
Total amount due by July 1, 2020 if you no longer have a mortgage	\$239.61
If you no longer have a mortgage and want to pay everything, please pay	\$730.68

Amount enclosed:

#930701120060601#

NAT TURSI
JMSN REALTY LLC
14159 11TH AVE.
WHITESTONE NY 11357-2303

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

Previous Charges	Amount
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Total previous charges including interest and payments	\$61.82
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2020	\$164.79
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
Total current charges			\$177.79

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2020	\$164.79
Finance-Property Tax		01/01/2021	\$164.79
Finance-Property Tax		04/01/2021	\$164.79
Total tax year charges remaining			\$494.37

If you pay everything you owe by July 1, 2020, you would save: \$3.30

Annual Property Tax Detail

Tax class 1 - Small Home, Less Than 4 Families	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$1,103,000	21.1670%	
Billable Assessed Value	\$46,758	Taxes
421a	-43,644.00	
Taxable Value	\$3,114 x 21.1670%	
Tax Before Abatements and STAR	\$659.16	\$659.16
Annual property tax		\$659.16

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

"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

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: 4-03396-0031 . 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.



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.

