

# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** 1673 WOODBINE PORTFOLIO LLC

**Property address:** 1675 WOODBINE ST.

**Borough, block & lot:** QUEENS (4), 03449, 0041

**Mailing address:**

1673 WOODBINE PORTFOLIO LLC

1675 WOODBINE ST.

FLUSHING NY 11385-3538

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.92</b>
Current charges	\$322.61
<b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b>	<b>\$323.53</b>
Charges you can pre-pay	\$11,374.10
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>	<b>\$11,623.79</b>
If you pay everything you owe by July 1, 2019, you would save	\$73.84

PTS - LD  
1400.01  
40 - 0  
102413



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-03449-0041

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

**Total amount due by July 1, 2019** **\$323.53**  
**If you want to pay everything you owe by July 1, 2019 please pay** **\$11,623.79**

**Amount enclosed:**

#930712319060101#

1673 WOODBINE PORTFOLIO LLC  
1675 WOODBINE ST.  
FLUSHING NY 11385-3538

**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>\$0.92</b>
<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax Payment	06/01/2019	07/01/2019	\$3,692.24 \$-3,382.63
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
<b>Total current charges</b>			<b>\$322.61</b>
<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		10/01/2019	\$3,692.24
Finance-Property Tax		01/01/2020	\$3,692.24
Finance-Property Tax		04/01/2020	\$3,692.24
HPD-Emergency Repair- Chg		10/01/2019	\$150.00
HPD-Emergency Repair- Fee		10/01/2019	\$75.00
HPD-Emergency Repair- Tax		10/01/2019	\$13.31
HPD-Emergency Repair- Chg		10/01/2019	\$12.00
HPD-Emergency Repair- Fee		10/01/2019	\$6.00
HPD-Emergency Repair- Tax		10/01/2019	\$1.07
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>		<b>RS fee identifiers</b>
Rent Stabilization Fee- Chg	4	01/01/2020	40173800
<b>Total tax year charges remaining</b>			<b>\$11,374.10</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$11,623.79</b>
If you pay everything you owe by July 1, 2019, you would save:			\$73.84

<b>Overpayments/Credits</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Credit Balance		04/01/2019	\$-3,390.73
Credit Applied	04/09/2019		\$1.80
Credit Applied	04/10/2019		\$0.90
Credit Applied	04/11/2019		\$1.80
Credit Applied	04/29/2019		\$0.90
Credit Applied	05/23/2019		\$2.70

**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: 4-03449-0041 . 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied		06/01/2019	\$3,382.63
			<i>Total credit applied</i> \$3,390.73
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

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	Taxes
Tax class 2A - 4-6 Unit Residential Rental Bldg	Current tax rate	12.6120%
Estimated Market Value \$752,400		
<b>Billable Assessed Value</b>	<b>\$117,102</b>	
<b>Taxable Value</b>	<b>\$117,102 x 12.6120%</b>	
<b>Tax Before Abatements and STAR</b>	<b>\$14,768.96</b>	<b>\$14,768.96</b>
<b>Annual property tax</b>		<b>\$14,768.96</b>

**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](http://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](http://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](mailto:register@hpd.nyc.gov).

You may protest any Emergency Repair/Demolition charge, Alternative Enforcement Program charge, or HPD inspection fee charged under NYC Housing Maintenance Code (HMC) section 27-2115(k)(1) or section 27-2115(f), by filing an objection in writing with the Department of Housing Preservation and Development (HPD). Any such objection must be filed prior to the date that the charge becomes due and payable, as provided in HMC section 27-2144. For information on filing an objection, please call HPD at 212-863-6020 or e-mail HPD at [hpderp@hpd.nyc.gov](mailto:hpderp@hpd.nyc.gov). The above mentioned charges are enforced as tax liens on real property under article 8 of subchapter 5 of the HMC.

The above referenced premises is a participant in the Alternative Enforcement Program (AEP). Inspections and/or repairs may have been performed by the Department of Housing Preservation and Development at the premises and charges and fees assessed. Under Administrative Code §27-2153, these charges and fees become a tax lien against the premises and should be paid promptly. If you have any questions about the AEP, call (212) 863-8262.

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.

