



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: J.M. DISTINCTIVE REALTY, L.L.C.

Property address: 5914 GATES AVE.

Borough, block & lot: QUEENS (4), 03498, 0017

Mailing address:

J.M. DISTINCTIVE REALTY, L.L.C.

5914 GATES AVE.

FLUSHING NY 11385-2504

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$6,891.60
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	\$6,891.60
Charges you can pre-pay	\$20,755.80
If you want to pay everything you owe by July 1, 2019 please pay	\$27,509.83
If you pay everything you owe by July 1, 2019, you would save	\$137.57

PTS - LD
1400.01
40 - 0
103883



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-03498-0017

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019

\$6,891.60

If you want to pay everything you owe by July 1, 2019 please pay

\$27,509.83

Amount enclosed:

#930863419060101#

J.M. DISTINCTIVE REALTY, L.L.C.
5914 GATES AVE.
FLUSHING NY 11385-2504

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 **\$0.00**

Current Charges **Activity Date** **Due Date** **Amount**

Finance-Property Tax 07/01/2019 \$6,878.60

HPD-Property Registration Fee- Chg 07/01/2019 \$13.00

Total current charges **\$6,891.60**

Tax Year Charges Remaining **Activity Date** **Due Date** **Amount**

Finance-Property Tax 10/01/2019 \$6,878.60

Finance-Property Tax 01/01/2020 \$6,878.60

Finance-Property Tax 04/01/2020 \$6,878.60

Rent Stabilization fee \$10/apt. **# Apts** **RS fee identifiers**

Rent Stabilization Fee- Chg 12 01/01/2020 41152000 \$120.00

Total tax year charges remaining **\$20,755.80**

If you want to pay everything you owe by July 1, 2019 please pay **\$27,509.83**

If you pay everything you owe by July 1, 2019, you would save: \$137.57

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units
Current tax rate
Estimated Market Value \$507,000

**Overall
Tax Rate**
12.6120%

Billable Assessed Value **\$218,160** **Taxes**
Taxable Value \$218,160 x 12.6120%
Tax Before Abatements and STAR \$27,514.40 **\$27,514.40**
Annual property tax **\$27,514.40**

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.

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: 4-03498-0017 . 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.



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.

