

# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** 1645 SUMMERFIELD HOLDINGS LLC

**Property address:** 1645 SUMMERFIELD ST.

**Borough, block & lot:** QUEENS (4), 03554, 0078

**Mailing address:**

1645 SUMMERFIELD HOLDINGS LLC  
1261 39TH ST. FL. 3  
BROOKLYN NY 11218-1932

## Statement Billing Summary

|  |                    |
|--|--------------------|
| <b>Unpaid charges, if any</b>  | <b>\$13,292.58</b> |
| Current charges  | \$3,297.21         |
| <b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b> | <b>\$16,589.79</b> |
| Payment agreement charges you can pre-pay  | \$21,896.04        |
| Interest   | \$322.33           |
| Charges you can pre-pay  | \$9,912.63         |
| <b>If you want to pay everything you owe by July 1, 2019 please pay</b>                | <b>\$48,655.11</b> |
| If you pay everything you owe by July 1, 2019, you would save                          | \$65.68            |

Your property tax payment agreement is in default due to one or more missing payments. You may reinstate your agreement by paying 20% of your total amount due or by showing that extenuating circumstances contributed to your default. Otherwise, you must wait five years for a new payment agreement and you are at risk for having your unpaid tax lien sold.

\*\*\*The Department of Environmental Protection records indicate that you have not paid your water bill\*\*\*  
 \*\*\*Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.\*\*\*

PTS - LD  
1400.01  
40 - 0  
106113



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-03554-0078

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

**Total amount due by July 1, 2019** **\$16,589.79**  
**If you want to pay everything you owe by July 1, 2019 please pay** **\$48,655.11**

**Amount enclosed:**

#931091919060101#

1645 SUMMERFIELD HOLDINGS LLC  
1261 39TH ST. FL. 3  
BROOKLYN NY 11218-1932

**Make checks payable & mail payment to:**

NYC Department of Finance  
59 Maiden Lane - Agreement Section, 19th Floor  
New York NY 10038-4502

**You Have A Payment Installment Agreement**

|                  |                |                     |                      |                              |
|------------------|----------------|---------------------|----------------------|------------------------------|
| Agreement number | Agreement date | Original amount due | Remaining amount due | Quarterly installment amount |
| 000000071807     | 05/09/2018     | \$24,487.77         | \$21,378.08          | \$817.89                     |

Installment payments due are \$1,589.45 of total amount due by July 1, 2019

| Payment Agreement | Activity Date | Period Date | Amount |
|-------------------|---------------|-------------|--------|
|-------------------|---------------|-------------|--------|

|  |                   |
|--|-------------------|
| <b>Total payment agreement installment due</b> | <b>\$1,589.45</b> |
|--|-------------------|

| Previous Charges | Amount |
|------------------|--------|
|------------------|--------|

|   |                    |
|---|--------------------|
| <b>Total previous charges including interest and payments</b> | <b>\$11,703.13</b> |
|---|--------------------|

| Current Charges | Activity Date | Due Date | Amount |
|-----------------|---------------|----------|--------|
|-----------------|---------------|----------|--------|

|                                    |  |            |            |
|------------------------------------|--|------------|------------|
| Finance-Property Tax               |  | 07/01/2019 | \$3,284.21 |
| HPD-Property Registration Fee- Chg |  | 07/01/2019 | \$13.00    |

|                              |                   |
|------------------------------|-------------------|
| <b>Total current charges</b> | <b>\$3,297.21</b> |
|------------------------------|-------------------|

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|----------------------------|---------------|----------|--------|
|----------------------------|---------------|----------|--------|

|                      |  |            |            |
|----------------------|--|------------|------------|
| Finance-Property Tax |  | 10/01/2019 | \$3,284.21 |
| Finance-Property Tax |  | 01/01/2020 | \$3,284.21 |
| Finance-Property Tax |  | 04/01/2020 | \$3,284.21 |

|   |               |                           |         |
|---|---------------|---------------------------|---------|
| <b>Rent Stabilization fee \$10/apt.</b> | <b># Apts</b> | <b>RS fee identifiers</b> |         |
| Rent Stabilization Fee- Chg             | 6             | 01/01/2020 41765500       | \$60.00 |

|   |                   |
|---|-------------------|
| <b>Total tax year charges remaining</b> | <b>\$9,912.63</b> |
|---|-------------------|

|   |                    |
|---|--------------------|
| <b>If you want to pay everything you owe by July 1, 2019 please pay</b> | <b>\$48,655.11</b> |
|---|--------------------|

|  |         |
|--|---------|
| If you pay everything you owe by July 1, 2019, you would save: | \$65.68 |
|--|---------|

| Payment Agreement Charges You Can Pre-pay | Activity Date | Period Date | Amount |
|---|---------------|-------------|--------|
|---|---------------|-------------|--------|

|  |                    |
|--|--------------------|
| <b>Total payment agreement charges you can pre-pay</b> | <b>\$22,218.37</b> |
|--|--------------------|



**Annual Property Tax Detail**

|   |                              |
|---|------------------------------|
| Tax class 2A - 4-6 Unit Residential Rental Bldg | <b>Overall</b>               |
| Current tax rate                                | <b>Tax Rate</b>              |
| <b>Estimated Market Value \$610,800</b>         | 12.6120%                     |
| <b>Billable Assessed Value</b>                  | <b>Taxes</b>                 |
|   | <b>\$104,161</b>             |
| <b>Taxable Value</b>                            | $\$104,161 \times 12.6120\%$ |
| <b>Tax Before Abatements and STAR</b>           | <b>\$13,136.84</b>           |
| <b>Annual property tax</b>                      | <b>\$13,136.84</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).

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.

