

# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** SILVERSHORE PROPERTIES 95 LLC  
SILVERSHORE CYPRESS LLC

**Property address:** 1071 CYPRESS AVE.

**Borough, block & lot:** QUEENS (4), 03567, 0007

**Mailing address:**  
SILVERSHORE CYPRESS LLC  
38 E. 29TH ST. FL. 8  
NEW YORK NY 10016-7911

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$258,698.33</b>
Current charges	\$52,928.82
<b>Total amount due by July 1, 2019</b>	<b>\$311,627.15</b>
Charges you can pre-pay	\$53,115.82
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>	<b>\$364,215.61</b>
If you pay everything you owe by July 1, 2019, you would save	\$527.36

**WARNING:** Finance will sell a lien on your property unless you resolve outstanding property tax and/or water sewer charges by **July 18, 2019**. Please contact Finance's Tax Lien Ombudsperson at (212) 440-5408.

PTS - HD  
1400.01  
40 - 0  
106464

\*\*\*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.\*\*\*



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-03567-0007

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

**Total amount due by July 1, 2019**  
**If you want to pay everything you owe by July 1, 2019 please pay**

\$311,627.15  
\$364,215.61

**Amount enclosed:**

#931127919060101#

SILVERSHORE CYPRESS LLC  
38 E. 29TH ST. FL. 8  
NEW YORK NY 10016-7911

**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>\$258,698.33</b>	
<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		07/01/2019	\$52,735.82
Fire-Prevention Inspection- Chg 00000006444		07/01/2019	\$180.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
<b>Total current charges</b>			<b>\$52,928.82</b>
<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		01/01/2020	\$52,735.82
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>		<b>RS fee identifiers</b>
Rent Stabilization Fee- Chg	38	01/01/2020	40690900
<b>Total tax year charges remaining</b>			<b>\$53,115.82</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$364,215.61</b>
If you pay everything you owe by July 1, 2019, you would save:			\$527.36

**Annual Property Tax Detail**

	<b>Overall</b>
Tax class 2 - Residential More Than 10 Units	
Current tax rate	12.6120%
<b>Estimated Market Value \$2,233,000</b>	
	<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$836,280</b>
<b>Taxable Value</b>	$\$836,280 \times 12.6120\%$
<b>Tax Before Abatements and STAR</b>	<b>\$105,471.64</b>
<b>Annual property tax</b>	<b>\$105,471.64</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).

**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: 4-03567-0007 . 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.



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.

