



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: MALBA GARDENS OWNERS CORP
Property address: 107-27 11 AVENUE
Borough, block & lot: QUEENS (4), 04459, 0062

Mailing address:
DIRECT MANAGEMENT CORP.
4214 ASTORIA BLVD.
LONG ISLAND CITY NY 11103-2504

Statement Billing Summary

Unpaid charges, if any	\$23.62
Current charges	\$14,360.92
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	\$14,384.54
Charges you can pre-pay	\$42,981.40
If you want to pay everything you owe by July 1, 2019 please pay	\$57,079.66
If you pay everything you owe by July 1, 2019, you would save	\$286.28

PTS - LD
1400.01
45 - 0
124500



Please include this coupon if you pay by mail or in person. 4-04459-0062

Pay today the easy way
nyc.gov/payonline

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

\$14,384.54
\$57,079.66

Amount enclosed:

#933007319060101#

DIRECT MANAGEMENT CORP.
4214 ASTORIA BLVD.
LONG ISLAND CITY NY 11103-2504

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

9330073190601 01 4044590062 0000001438454 0000005707966 190701112020000 0

Previous Charges	Amount
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Total previous charges including interest and payments	\$23.62
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$16,895.68
Star Savings	06/01/2019		\$-293.86
Co-op Condo Abatement	06/01/2019		\$-2,288.02
Payment	06/01/2019		\$-4.88
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
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Total current charges			\$14,360.92

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$16,895.68
Star Savings	06/01/2019		\$-293.86
Co-op Condo Abatement	06/01/2019		\$-2,288.02
Finance-Property Tax		01/01/2020	\$16,895.68
Star Savings	06/01/2019		\$-293.86
Co-op Condo Abatement	06/01/2019		\$-2,288.02
Finance-Property Tax		04/01/2020	\$16,895.68
Star Savings	06/01/2019		\$-293.86
Co-op Condo Abatement	06/01/2019		\$-2,288.02
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	1	01/01/2020 80132500	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80134300	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80135000	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80135300	\$10.00

Total tax year charges remaining	\$42,981.40
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If you want to pay everything you owe by July 1, 2019 please pay	\$57,079.66
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If you pay everything you owe by July 1, 2019, you would save:	\$286.28
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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: 4-04459-0062 . 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2017	\$-1.07
Credit Applied	06/01/2019		\$1.07
Credit Balance		04/01/2017	\$-1.05
Credit Applied	06/01/2019		\$1.05
Credit Balance		04/01/2017	\$-1.43
Credit Applied	06/01/2019		\$1.43
Credit Balance		04/01/2017	\$-1.33
Credit Applied	06/01/2019		\$1.33
<i>Total credit applied</i>			\$4.88
Total overpayments/credits remaining on account			\$0.00

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

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$1,365,000	12.6120%	
Billable Assessed Value	\$535,860	Taxes
Taxable Value	\$535,860 x 12.6120%	
Tax Before Abatements and STAR	\$67,582.72	\$67,582.72
Basic Star - School Tax Relief 4 Units	\$-9,320.00	\$-1,175.44**
Co-op/Condo Abatement 8 Units		\$-9,152.08
Annual property tax		\$57,255.20

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

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.

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.

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.

