



# Property Tax Bill Quarterly Statement

Activity through June 21, 2019

**Owner name:** 41 AVENUE REALTY GROUP LLC  
**Property address:** 13248 41ST AVE.  
**Borough, block & lot:** QUEENS (4), 05039, 0026

**Mailing address:**  
HE FEN ZHU  
133-44 EVERY AVE.  
FLUSHING NY 11355

Outstanding Charges	\$2,286.56
New Charges	\$26,338.40
<b>Amount Due</b>	<b>\$28,624.96</b>

*Please pay by July 22, 2019*

PTS - LD  
1400.01  
45 - 0  
250

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-05039-0026

**Total amount due by July 22, 2019**

\$28,624.96

**If you want to pay everything you owe by July 22, 2019 please pay**

\$54,699.98

**Amount enclosed:**

#800256519062101#

HE FEN ZHU  
133-44 EVERY AVE.  
FLUSHING NY 11355

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$2,286.56
Finance-Property Tax		07/01/2019	\$26,338.40
<b>Total amount due</b>			<b>\$28,624.96</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$26,338.40
<b>Total tax year charges remaining</b>			<b>\$26,338.40</b>
<b>If you want to pay everything you owe by July 22, 2019 please pay</b>			<b>\$54,699.98</b>
If you pay everything you owe by July 22, 2019, you would save:			\$263.38

#### 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 \$1,275,000</b>	12.6120%	
<b>Billable Assessed Value</b>	<b>\$417,672</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$417,672 x 12.6120%	
<b>Tax Before Abatements and STAR</b>	\$52,676.80	<b>\$52,676.80</b>
<b>Annual property tax</b>		<b>\$52,676.80</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.

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.

#### 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: 4-05039-0026 . 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.

