

**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

Amount Due **\$28,624.96***Please pay by July 22, 2019*PTS - LD
1400.01
45 - 0
250Visit us at nyc.gov/finance or call 311 for more information.**Please include this coupon if you pay by mail or in person. 4-05039-0026****Department of
Finance****Total amount due by July 22, 2019****If you want to pay everything you owe by July 22, 2019 please pay**

\$28,624.96

\$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
Total amount due			\$28,624.96

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

Annual Property Tax Detail

	Overall	Tax Rate	Taxes
Tax class 2A - 4-6 Unit Residential Rental Bldg			
Current tax rate		12.6120%	
Estimated Market Value \$1,275,000			
Billable Assessed Value	\$417,672		
Taxable Value	\$417,672 x 12.6120%		
Tax Before Abatements and STAR	\$52,676.80		\$52,676.80
Annual property tax			\$52,676.80

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.

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 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.

