

# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** 14470 41ST OWNERS INC.  
**Property address:** 14470 41ST AVE.  
**Borough, block & lot:** QUEENS (4), 05050, 0031

**Mailing address:**  
 WAVECREST MGMT  
 8714 116TH ST.  
 RICHMOND HILL NY 11418-2426

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$1,282.65</b>
Current charges	\$72,405.88
<b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b>	<b>\$73,688.53</b>
Charges you can pre-pay	\$216,210.74
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>	<b>\$288,458.60</b>
If you pay everything you owe by July 1, 2019, you would save	\$1,440.67

PTS - LD  
 1400.01  
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**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-05050-0031

**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**

\$73,688.53  
 \$288,458.60

**Amount enclosed:**

#934966319060101#

WAVECREST MGMT  
 8714 116TH ST.  
 RICHMOND HILL NY 11418-2426

**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>\$1,282.65</b>
<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		07/01/2019	\$96,427.79
Star Savings	07/01/2019		\$-2,586.10
J51 Abatement	07/01/2019		\$-452.09
Co-op Condo Abatement	07/01/2019		\$-21,356.02
Payment	06/01/2019		\$-15.70
Bldg-Elevator- Chg 4114720		07/01/2019	\$200.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
Tax Commission Fee- Fee		07/01/2019	\$175.00
<b>Total current charges</b>			<b>\$72,405.88</b>
<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		10/01/2019	\$96,427.79
Star Savings	07/01/2019		\$-2,586.10
J51 Abatement	07/01/2019		\$-452.09
Co-op Condo Abatement	07/01/2019		\$-21,356.02
Finance-Property Tax		01/01/2020	\$96,427.79
Star Savings	07/01/2019		\$-2,586.10
J51 Abatement	07/01/2019		\$-452.09
Co-op Condo Abatement	07/01/2019		\$-21,356.02
Finance-Property Tax		04/01/2020	\$96,427.79
Star Savings	07/01/2019		\$-2,586.10
J51 Abatement	07/01/2019		\$-452.09
Co-op Condo Abatement	07/01/2019		\$-21,356.02
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>		<b>RS fee identifiers</b>
Rent Stabilization Fee- Chg	11	01/01/2020	42006600
<b>Total tax year charges remaining</b>			<b>\$216,210.74</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$288,458.60</b>
If you pay everything you owe by July 1, 2019, you would save:			\$1,440.67

**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: 4-05050-0031 . 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		10/01/2017	\$-3.92
Credit Applied	06/01/2019		\$3.92
Credit Balance		10/01/2017	\$-3.92
Credit Applied	06/01/2019		\$3.92
Credit Balance		10/01/2017	\$-3.92
Credit Applied	06/01/2019		\$3.92
Credit Balance		10/01/2017	\$-3.94
Credit Applied	06/01/2019		\$3.94
Credit Balance		04/01/2019	\$-122.09
Credit Applied	04/09/2019		\$120.00
Credit Applied	04/11/2019		\$2.09
<i>Total credit applied</i>			\$137.79
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

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**

	<b>Overall Tax Rate</b>	
Tax class 2 - Residential More Than 10 Units	12.6120%	
Current tax rate		
<b>Estimated Market Value \$8,372,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$3,125,340</b>	
Senior Citizen Homeowner	-44,235.00	
Combat Veteran	-22,818.00	
<b>Taxable Value</b>	<b>\$3,058,287 x 12.6120%</b>	
<b>Tax Before Abatements and STAR</b>	<b>\$385,711.16</b>	
Basic Star - School Tax Relief 33 Units	\$-76,890.00	\$-9,697.40**
Enhanced Star - School Tax Relief 1 Unit	\$-5,330.00	\$-647.00**
Co-op/Condo Abatement 83 Units		\$-85,424.08
J51 Abatement		\$-1,808.36
<b>Annual property tax</b>		<b>\$288,134.32</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://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](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.

