

# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** LA CASETTA CORP.  
**Property address:** 5531 138TH ST.  
**Borough, block & lot:** QUEENS (4), 05131, 0011

**Mailing address:**  
 ATTENTION: SANTE FRASCA  
 LA CASETTA CORP.  
 13043 60TH AVE.  
 FLUSHING NY 11355-5116

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$10,323.70
<b>Total amount due by July 1, 2019</b>	<b>\$10,323.70</b>
Charges you can pre-pay	\$10,505.14
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>	<b>\$20,724.39</b>
If you pay everything you owe by July 1, 2019, you would save	\$104.45

PTS - LD  
 1400.01  
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**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-05131-0011

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

**Total amount due by July 1, 2019** \$10,323.70  
**If you want to pay everything you owe by July 1, 2019 please pay** \$20,724.39

**Amount enclosed:**

#935303919060101#

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 LA CASETTA CORP.  
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**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>\$0.00</b>
<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax Payment		07/01/2019 06/01/2019	\$10,445.14 \$-121.44
<b>Total current charges</b>			<b>\$10,323.70</b>
<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax <b>Rent Stabilization fee \$10/apt.</b>		01/01/2020	\$10,445.14
Rent Stabilization Fee- Chg	# Apts 6	01/01/2020	42906500 \$60.00
<b>Total tax year charges remaining</b>			<b>\$10,505.14</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$20,724.39</b>
If you pay everything you owe by July 1, 2019, you would save:			\$104.45

<b>Overpayments/Credits</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Credit Balance		10/01/2018	\$-121.44
Credit Applied	06/01/2019		\$121.44
<i>Total credit applied</i>			\$121.44
<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.

### **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: 4-05131-0011 . 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.



**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 \$1,183,200</b>	12.6120%	
<b>Billable Assessed Value</b>	<b>Taxes</b>	
421a	\$297,711	
	-132,073.00	
<b>Taxable Value</b>	\$165,638 x 12.6120%	
<b>Tax Before Abatements and STAR</b>	\$20,890.28	
<b>Annual property tax</b>	\$20,890.28	

**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.

