



# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** PARK HILL OWNERS INC  
**Property address:** 4245 KISSENA BLVD.  
**Borough, block & lot:** QUEENS (4), 05180, 0015

**Mailing address:**  
GEM PROPERTY GROUP  
PARK HILL OWNERS INC.  
2532 168TH ST. STE LL4  
FLUSHING NY 11358-1154

### Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$4,833.49</b>
Current charges	\$95,995.72
<b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b>	<b>\$100,829.21</b>
<b>Total property tax amount due July 1, 2019 from National Cooperative Bank You, the property owner</b>	<b>\$100,441.21 \$388.00</b>
Amount of property tax not due July 1, 2019 but that National Cooperative Bank can pre-pay	\$286,823.16
<b>If National Cooperative Bank wants to pay all property tax owed by July 1, 2019 please pay</b>	<b>\$385,352.22</b>
If National Cooperative Bank pays all property tax owed by July 1, 2019 you would save	\$1,912.15
Charges you can pre-pay	\$160.00
<b>Total amount you may pay by July 1, 2019</b>	<b>\$548.00</b>

PTS - LD  
1400.01  
40 - 1  
148295



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-05180-0015

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

Total amount due by July 1, 2019 if you still have a mortgage	\$388.00
Total amount due by July 1, 2019 if you no longer have a mortgage	\$100,829.21
Amount you may pay by July 1, 2019 if you choose to pay early	\$548.00
If you no longer have a mortgage and want to pay everything, please pay	\$385,900.22

Amount enclosed:

#935496019060101#

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FLUSHING NY 11358-1154

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

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$4,833.49</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$119,668.88
Star Savings	07/01/2019		\$-4,129.50
Co-op Condo Abatement	07/01/2019		\$-19,931.66
Bldg-Elevator- Chg 4116924		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>\$95,995.72</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$119,668.88
Star Savings	07/01/2019		\$-4,129.50
Co-op Condo Abatement	07/01/2019		\$-19,931.66
Finance-Property Tax		01/01/2020	\$119,668.88
Star Savings	07/01/2019		\$-4,129.50
Co-op Condo Abatement	07/01/2019		\$-19,931.66
Finance-Property Tax		04/01/2020	\$119,668.88
Star Savings	07/01/2019		\$-4,129.50
Co-op Condo Abatement	07/01/2019		\$-19,931.66
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	16	01/01/2020 41531900	\$160.00
<b>Total tax year charges remaining</b>			<b>\$286,983.16</b>
If you pay everything you owe by July 1, 2019, you would save:			\$1,912.15

**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: 4-05180-0015 . 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 2 - Residential More Than 10 Units	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value \$10,949,000</b>	12.6120%	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$3,852,820</b>	
Senior Citizen Homeowner	-57,423.00	
<b>Taxable Value</b>	\$3,795,397 x 12.6120%	
<b>Tax Before Abatements and STAR</b>	\$478,675.52	<b>\$478,675.52</b>
Basic Star - School Tax Relief 43 Units	\$-100,190.00	\$-12,636.00**
Enhanced Star - School Tax Relief 6 Units	\$-31,980.00	\$-3,882.00**
Co-op/Condo Abatement 89 Units		\$-79,726.64
<b>Annual property tax</b>		<b>\$382,430.88</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.

