



# Property Tax Bill Quarterly Statement

Activity through June 12, 2020

**Owner name:** UNAVAILABLE OWNER  
**Property address:** 200-02 35 AVENUE  
**Borough, block & lot:** QUEENS (4), 06143, 0001

**Mailing address:**  
OWNER/AGENT  
200-02 35 AVENUE  
FLUSHING NY 11361

|                     |                    |
|---------------------|--------------------|
| Outstanding Charges | \$61.23            |
| New Charges         | \$24,428.19        |
| <b>Amount Due</b>   | <b>\$24,489.42</b> |

*Please pay by July 1, 2020. To avoid interest pay on or before July 15th.*

PTS - LD  
1400.01  
1 - 0 - 2  
139



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-06143-0001

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**

**Total amount due by July 1, 2020**  
**If you want to pay everything you owe by July 1, 2020 please pay**

\$24,489.42  
\$98,190.67

**Amount enclosed:**

#800056020061201#

OWNER/AGENT  
200-02 35 AVENUE  
FLUSHING NY 11361

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

8000560200612 01 4061430001 0000002448942 0000009819067 200701112021000 0



| Current Charges                    | Activity Date | Due Date   | Amount             |
|------------------------------------|---------------|------------|--------------------|
| HPD-Property Registration Fee- Fee |               | 07/01/2020 | \$-13.00           |
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| HPD-Property Registration Fee- Fee |               | 07/01/2020 | \$13.00            |
| <b>Total current charges</b>       |               |            | <b>\$24,428.19</b> |

| Tax Year Charges Remaining                                              | Activity Date | Due Date                  | Amount             |
|-------------------------------------------------------------------------|---------------|---------------------------|--------------------|
| Finance-Property Tax                                                    |               | 10/01/2020                | \$34,141.47        |
| Star Savings                                                            | 06/06/2020    |                           | \$-1,033.13        |
| J51 Abatement                                                           | 06/06/2020    |                           | \$-696.25          |
| Co-op Condo Abatement                                                   | 06/06/2020    |                           | \$-7,700.26        |
| Finance-Property Tax                                                    |               | 01/01/2021                | \$34,141.47        |
| Star Savings                                                            | 06/06/2020    |                           | \$-1,033.13        |
| J51 Abatement                                                           | 06/06/2020    |                           | \$-696.25          |
| Co-op Condo Abatement                                                   | 06/06/2020    |                           | \$-7,700.26        |
| Finance-Property Tax                                                    |               | 01/01/2021                | \$68,282.94        |
| Finance-Property Tax                                                    |               | 01/01/2021                | \$-68,282.94       |
| Star Savings                                                            | 06/06/2020    |                           | \$-2,066.26        |
| Star Savings                                                            | 06/06/2020    |                           | \$2,066.26         |
| J51 Abatement                                                           | 06/06/2020    |                           | \$-1,392.50        |
| J51 Abatement                                                           | 06/06/2020    |                           | \$1,392.50         |
| Co-op Condo Abatement                                                   | 06/06/2020    |                           | \$-15,400.52       |
| Co-op Condo Abatement                                                   | 06/06/2020    |                           | \$15,400.52        |
| Finance-Property Tax                                                    |               | 04/01/2021                | \$34,141.47        |
| Star Savings                                                            | 06/06/2020    |                           | \$-1,033.13        |
| J51 Abatement                                                           | 06/06/2020    |                           | \$-696.25          |
| Co-op Condo Abatement                                                   | 06/06/2020    |                           | \$-7,700.26        |
| <b>Rent Stabilization *</b>                                             | <b># Apts</b> | <b>RS fee identifiers</b> |                    |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 40075300       | \$20.00            |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 42963600       | \$20.00            |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 50592800       | \$20.00            |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 40075300       | \$20.00            |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 40075300       | \$-20.00           |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 42963600       | \$20.00            |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 42963600       | \$-20.00           |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 50592800       | \$20.00            |
| Rent Stabilization Fee- Chg                                             | 1             | 01/01/2021 50592800       | \$-20.00           |
| <b>Total tax year charges remaining</b>                                 |               |                           | <b>\$74,195.49</b> |
| <b>If you want to pay everything you owe by July 1, 2020 please pay</b> |               |                           | <b>\$98,190.67</b> |
| If you pay everything you owe by July 1, 2020, you would save:          |               |                           | \$494.24           |

| Overpayments/Credits                                   | Activity Date | Due Date                    | Amount        |
|--------------------------------------------------------|---------------|-----------------------------|---------------|
| Credit Balance                                         |               | 06/08/2020                  | \$-387.64     |
| Credit Applied                                         | 06/06/2020    |                             | \$387.64      |
|                                                        |               | <i>Total credit applied</i> | \$387.64      |
| <b>Total overpayments/credits remaining on account</b> |               |                             | <b>\$0.00</b> |



**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 \$2,709,000</b>    | 12.4730%               |                     |
|                                              |                        | <b>Taxes</b>        |
| <b>Billable Assessed Value</b>               | <b>\$1,121,220</b>     |                     |
| Basic Veteran                                | -2,367.00              |                     |
| Senior Citizen Homeowner                     | -23,961.00             |                     |
| <b>Taxable Value</b>                         | \$1,094,892 x 12.4730% |                     |
| <b>Tax Before Abatements and STAR</b>        | \$136,565.88           | <b>\$136,565.88</b> |
| Basic Star - School Tax Relief 11 Units      | \$-25,941.00           | \$-3,157.48**       |
| Enhanced Star - School Tax Relief 1 Unit     | \$-8,382.00            | \$-975.04**         |
| Co-op/Condo Abatement 24 Units               |                        | \$-30,801.04        |
| J51 Abatement                                |                        | \$-2,785.00         |
| <b>Annual property tax</b>                   |                        | <b>\$98,847.32</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.

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

"The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

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.





**Department of Finance**

Treasury & Payment Services Division  
59 Maiden Lane  
New York, NY 10038

June 12, 2020

**Re: Your corrected property tax bill is enclosed**

Dear Property Owner or Agent,

We are writing to inform you that the New York City Department of Finance has corrected an error on your property tax bill due July 1, 2020.

You may have noticed that your bill was higher than usual. The reason for this is that you were issued a semi-annual rather than a quarterly bill. We apologize for this error and any confusion or inconvenience it may have caused you.

Enclosed please find a revised bill with the correct amount that you owe. This amount reflects any payments that you have already made. You can pay your bill online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay), or follow the instructions on the bill to submit your payment by mail.

Thank you in advance for your timely payment. If you have questions about this letter, please contact the Department of Finance via our online customer service portal, [www.nyc.gov/dofaccount](http://www.nyc.gov/dofaccount).

Sincerely,

The Treasury and Payment Services Division  
New York City Department of Finance

Encl.: Your corrected property tax bill