



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: GEORGETOWN MEWS OWNERS CORP/MG
Property address: 69-18 MELBOURNE AVENUE
Borough, block & lot: QUEENS (4), 06542, 0003

Mailing address:
MGRE CO. LLC
3030 NORTHERN BLVD. # 400
LONG IS CITY NY 11101-2809

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$142,475.09
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	\$142,475.09
Charges you can pre-pay	\$462,492.37
If you want to pay everything you owe by July 1, 2019 please pay	\$601,885.44
If you pay everything you owe by July 1, 2019, you would save	\$3,082.02

PTS - LD
1400.01
45 - 0
176051



Please include this coupon if you pay by mail or in person. 4-06542-0003

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019
If you want to pay everything you owe by July 1, 2019 please pay

\$142,475.09
\$601,885.44

Amount enclosed:

#938350219060101#

MGRE CO. LLC
3030 NORTHERN BLVD. # 400
LONG IS CITY NY 11101-2809

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

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$179,537.44
Star Savings	07/01/2019		\$-9,621.80
J51 Abatement	07/01/2019		\$-8,937.34
Solar	07/01/2019		\$-6,877.51
SCRIE Credit Applied	06/01/2019		\$-11,625.70
Total current charges			\$142,475.09

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$179,537.44
Star Savings	07/01/2019		\$-9,621.80
J51 Abatement	07/01/2019		\$-8,937.34
Solar	07/01/2019		\$-6,877.51
Finance-Property Tax		01/01/2020	\$179,537.44
Star Savings	07/01/2019		\$-9,621.80
J51 Abatement	07/01/2019		\$-8,937.34
Solar	07/01/2019		\$-6,877.51
Finance-Property Tax		04/01/2020	\$179,537.44
Star Savings	07/01/2019		\$-9,621.80
J51 Abatement	07/01/2019		\$-8,937.34
Solar	07/01/2019		\$-6,877.51

Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	1	01/01/2020 80316900	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80322700	\$10.00
Rent Stabilization Fee- Chg	2	01/01/2020 80323700	\$20.00
Rent Stabilization Fee- Chg	5	01/01/2020 80328900	\$50.00
Rent Stabilization Fee- Chg	3	01/01/2020 80329800	\$30.00
Rent Stabilization Fee- Chg	3	01/01/2020 80434600	\$30.00
Rent Stabilization Fee- Chg	1	01/01/2020 80436900	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80464000	\$10.00

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: 4-06542-0003 . 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.



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Rent Stabilization Fee- Chg	2	01/01/2020 80469700	\$20.00
Total tax year charges remaining			\$462,492.37
If you want to pay everything you owe by July 1, 2019 please pay			\$601,885.44
If you pay everything you owe by July 1, 2019, you would save:			\$3,082.02

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2017	\$-397.92
Refund Available		10/01/2017	\$-457.36
Refund Available		01/01/2018	\$-156.46
Refund Available		01/01/2018	\$-38.11
Refund Available		04/01/2018	\$-194.57
Total overpayments/credits remaining on account			\$1,244.42

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

	Overall Tax Rate	
Tax class 2 - Residential More Than 10 Units	12.6120%	
Current tax rate		
Estimated Market Value \$14,693,000		
		Taxes
Billable Assessed Value	\$5,741,370	
Basic Veteran	-4,664.00	
Senior Citizen Homeowner	-31,492.00	
Disabled Veteran	-4,163.00	
Combat Veteran	-6,873.00	
Taxable Value	\$5,694,178 x 12.6120%	
Tax Before Abatements and STAR	\$718,149.76	\$718,149.76
Basic Star - School Tax Relief	\$-168,608.00	\$-30,561.44**
Enhanced Star - School Tax Relief	\$-45,431.00	\$-7,925.76**
Solar		\$-27,510.04
J51 Abatement		\$-35,749.36
Annual property tax		\$616,403.16

** This is your NYS STAR tax savings. For more information, please visit us at 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.

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.

