



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: KEW GARDENS HILLS APT OWNERS INC
Property address: 13810 77TH AVE.
Borough, block & lot: QUEENS (4), 06607, 0001

Mailing address:
DOUGLAS ELLIMAN PROPERTY MANAG
KEW GARDENS HILLS APT. OWNERS INC.
675 3RD AVE.
NEW YORK NY 10017-5704

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$71,092.50
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	\$71,092.50
Total property tax amount due July 1, 2019 from	
National Cooperative Bank	\$70,579.50
You, the property owner	\$513.00
Amount of property tax not due July 1, 2019 but that National Cooperative Bank can pre-pay	\$219,286.08
If National Cooperative Bank wants to pay all property tax owed by July 1, 2019 please pay	\$288,403.67
If National Cooperative Bank pays all property tax owed by July 1, 2019 you would save	\$1,461.91
Charges you can pre-pay	\$30.00
Total amount you may pay by July 1, 2019	\$543.00

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**Department of
Finance**

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Total amount due by July 1, 2019 if you still have a mortgage	\$513.00
Total amount due by July 1, 2019 if you no longer have a mortgage	\$71,092.50
Amount you may pay by July 1, 2019 if you choose to pay early	\$543.00
If you no longer have a mortgage and want to pay everything, please pay	\$288,946.67

Amount enclosed:

#938486719060101#

DOUGLAS ELLIMAN PROPERTY MANAG
KEW GARDENS HILLS APT. OWNERS INC.
675 3RD AVE.
NEW YORK NY 10017-5704

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



Current Charges	Activity Date	Due Date	Amount
Tax Commission Fee- Fee		07/01/2019	\$175.00
Total current charges			\$71,092.50

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$101,757.66
Star Savings	07/01/2019		\$-2,938.70
J51 Abatement	07/01/2019		\$-8,416.55
Co-op Condo Abatement	07/01/2019		\$-17,307.05
Finance-Property Tax		01/01/2020	\$101,757.66
Star Savings	07/01/2019		\$-2,938.70
J51 Abatement	07/01/2019		\$-8,416.55
Co-op Condo Abatement	07/01/2019		\$-17,307.05
Finance-Property Tax		04/01/2020	\$101,757.66
Star Savings	07/01/2019		\$-2,938.70
J51 Abatement	07/01/2019		\$-8,416.55
Co-op Condo Abatement	07/01/2019		\$-17,307.05

Rent Stabilization fee \$10/apt.	# Apts		RS fee identifiers	
Rent Stabilization Fee- Chg	1	01/01/2020	42585200	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020	42585300	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020	42586700	\$10.00
Total tax year charges remaining				\$219,316.08
If you pay everything you owe by July 1, 2019, you would save:				\$1,461.91

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall
Current tax rate	Tax Rate
Estimated Market Value \$8,419,000	12.6120%

Billable Assessed Value	\$3,252,510	Taxes
Senior Citizen Homeowner	-13,523.00	
Combat Veteran	-5,748.00	
Disabled Homeowner	-3,238.00	
Basic Veteran	-2,673.00	
Taxable Value	\$3,227,328 x 12.6120%	
Tax Before Abatements and STAR	\$407,030.64	\$407,030.64
Basic Star - School Tax Relief	\$-82,116.00	\$-10,354.88**
Enhanced Star - School Tax Relief	\$-11,534.00	\$-1,399.92**
Co-op/Condo Abatement 82 Units		\$-69,228.20
J51 Abatement		\$-33,666.20
Annual property tax		\$292,381.44

** 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.



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.

