

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 You, the property owner	\$70,579.50 \$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

PTS - LD 1400.01 40 - 1 177397



Please include this coupon if you pay by mail or in person. 4-06607-0001

Pay today the easy way nyc.gov/payonline

Finance

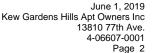
Total amount due by July 1, 2019 if you still have a mortgage Total amount due by July 1, 2019 if you no longer have a mortgage Amount you may pay by July 1, 2019 if you choose to pay early If you no longer have a mortgage and want to pay everything, please pay

\$513.00
\$71,092.50
\$543.00
\$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





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	\$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
SCRIE Credit Applied	06/01/2019		\$-2,515.86
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
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HPD-Property Registration Fee- Chg		07/01/2019	\$13.00

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: 4-06607-0001. 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.





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, 201	9, you would save	e :		\$1,461.91

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

		Taxes
Billable Assessed Value	\$3,252,510	
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.



Statement Details



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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.

