



Property Tax Bill Quarterly Statement

Activity through June 6, 2020

Owner name: REGENCY GARDENS APARTMENT CORP

Property address: 141-24 78TH AVE. APT. 2B

Borough, block & lot: QUEENS (4), 06631, 0001

Mailing address:

VISION ENTERPRISES MANAGEMNET

286 NORTHERN BLVD.

GREAT NECK NY 11021-4704

Outstanding Charges \$0.00

New Charges \$122,755.84

Amount Due \$122,755.84

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

PTS - LD
1400.01
45 - 0 - 2
185780



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-06631-0001

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020

\$122,755.84

If you want to pay everything you owe by July 1, 2020 please pay

\$497,368.56

Amount enclosed:

#938759920060601#

VISION ENTERPRISES MANAGEMNET
286 NORTHERN BLVD.
GREAT NECK NY 11021-4704

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



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Co-op Condo Abatement	06/06/2020		\$-17,623.84
Finance-Property Tax		01/01/2021	\$146,533.12
Star Savings	06/06/2020		\$-2,562.01
J51 Abatement	06/06/2020		\$-806.09
Co-op Condo Abatement	06/06/2020		\$-17,623.84
Finance-Property Tax		04/01/2021	\$146,533.12
Star Savings	06/06/2020		\$-2,562.01
J51 Abatement	06/06/2020		\$-806.09
Co-op Condo Abatement	06/06/2020		\$-17,623.84
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	3	01/01/2021 40558401	\$60.00
Rent Stabilization Fee- Chg	4	01/01/2021 40558402	\$80.00
Rent Stabilization Fee- Chg	2	01/01/2021 50328200	\$40.00
Rent Stabilization Fee- Chg	3	01/01/2021 80789400	\$60.00
Rent Stabilization Fee- Chg	13	01/01/2021 80789500	\$260.00
Total tax year charges remaining			\$377,123.54
If you want to pay everything you owe by July 1, 2020 please pay			\$497,368.56
If you pay everything you owe by July 1, 2020, you would save:			\$2,510.82

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		05/04/2020	\$-3,207.34
Credit Applied	06/06/2020		\$3,207.34
		<i>Total credit applied</i>	\$3,207.34
Total overpayments/credits remaining on account			\$0.00

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$11,821,000	12.4730%	
		Taxes
Billable Assessed Value	\$4,723,380	
Basic Veteran	-2,940.00	
Senior Citizen Homeowner	-21,230.00	
Taxable Value	\$4,699,210 x 12.4730%	
Tax Before Abatements and STAR	\$586,132.48	\$586,132.48
Basic Star - School Tax Relief 28 Units	\$-68,283.00	\$-8,313.64**
Enhanced Star - School Tax Relief 4 Units	\$-16,624.00	\$-1,934.40**
Co-op/Condo Abatement 84 Units		\$-70,495.36
J51 Abatement		\$-3,224.36
Annual property tax		\$502,164.72

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

For information about the interest rate charged on late payments, visit 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.



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 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 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 or by calling 212-863-7000.

One City Built to Last, Compliance Notification

Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades

This property may be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.

