

Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: QUEENS FRESH MEADOWS, LLC

Property address: 189-15 73 AVENUE

Borough, block & lot: QUEENS (4), 07117, 0002

Mailing address:

C/O JERSEY CENTRAL MGMT QUEENS FRESH MEADOWS, LLC 911 E. COUNTY LINE RD. STE 204 LAKEWOOD NJ 08701-2069

Statement Billing Summary

Unpaid charges, if any	\$4,679.53
Current charges	\$1,387,135.51
Total amount due by July 1, 2019	\$1,391,815.04
Total property tax amount due July 1, 2019 from National Tax Search LLC You, the property owner	\$1,386,505.51 \$5,309.53
Amount of property tax not due July 1, 2019 but that National Tax Search LLC can pre-pay	\$1,439,705.46
If National Tax Search LLC wants to pay all property tax owed by July 1, 2019 please pay	\$2,811,813.92
If National Tax Search LLC pays all property tax owed by July 1, 2019 you would save	\$14,397.05
Charges you can pre-pay	\$4,150.00
Total amount you may pay by July 1, 2019	\$9,459.53

PTS - LD 1400.01 40 - 1 188672



Please include this coupon if you pay by mail or in person. 4-07117-0002

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

\$5,309.53 \$1,391,815.04 \$9,459.53 \$2,821,273.45

Amount enclosed:

#939649119060101#

C/O JERSEY CENTRAL MGMT QUEENS FRESH MEADOWS, LLC 911 E. COUNTY LINE RD. STE 204 LAKEWOOD NJ 08701-2069 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

\$4,679.53

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$1,475,569.96
Solar	07/01/2019		\$-35,864.50
Drie Credit Applied	06/01/2019		\$-8,494.89
SCRIE Credit Applied	06/01/2019		\$-44,705.06
Tax Commission Fee- Fee		07/01/2019	\$175.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
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: 4-07117-0002. 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.







June 1, 2019 Queens Fresh Meadows, LLC 189-15 73 Avenue 4-07117-0002 Page 3

Current Charges	Activity Date	Due Date	Amount
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
Total current charges			\$1,387,135.51

Tax Year Charges Remaining	Activity Date	Due Date		Amount
Finance-Property Tax		01/01/2020		\$1,475,569.96
Solar	07/01/2019			\$-35,864.50
Rent Stabilization fee \$10/apt.	# Apts		RS fee identifiers	
Rent Stabilization Fee- Chg	15	01/01/2020	40449400	\$150.00
Rent Stabilization Fee- Chg	33	01/01/2020	40449500	\$330.00
Rent Stabilization Fee- Chg	24	01/01/2020	40449600	\$240.00
Rent Stabilization Fee- Chg	14	01/01/2020	40449900	\$140.00
Rent Stabilization Fee- Chg	12	01/01/2020	40450000	\$120.00
Rent Stabilization Fee- Chg	21	01/01/2020	40450100	\$210.00
Rent Stabilization Fee- Chg	24	01/01/2020	40450200	\$240.00
Rent Stabilization Fee- Chg	13	01/01/2020	40450300	\$130.00
Rent Stabilization Fee- Chg	15	01/01/2020	40451000	\$150.00
Rent Stabilization Fee- Chg	21	01/01/2020	40451100	\$210.00
Rent Stabilization Fee- Chg	15	01/01/2020	40451200	\$150.00
Rent Stabilization Fee- Chg	11	01/01/2020	40451300	\$110.00
Rent Stabilization Fee- Chg	14	01/01/2020	40451400	\$140.00
Rent Stabilization Fee- Chg	26	01/01/2020	40451500	\$260.00
Rent Stabilization Fee- Chg	24	01/01/2020	40452500	\$240.00
Rent Stabilization Fee- Chg	11	01/01/2020	50251500	\$110.00
Rent Stabilization Fee- Chg	6	01/01/2020	50513000	\$60.00
Rent Stabilization Fee- Chg	17	01/01/2020	80281900	\$170.00
Rent Stabilization Fee- Chg	17	01/01/2020	80282700	\$170.00
Rent Stabilization Fee- Chg	7	01/01/2020	80433100	\$70.00
Rent Stabilization Fee- Chg	12	01/01/2020	80437900	\$120.00
Rent Stabilization Fee- Chg	8	01/01/2020	80457900	\$80.00
Rent Stabilization Fee- Chg	4	01/01/2020	80458600	\$40.00
Rent Stabilization Fee- Chg	8	01/01/2020	80607400	\$80.00
Rent Stabilization Fee- Chg	8	01/01/2020	80608400	\$80.00
Rent Stabilization Fee- Chg	5	01/01/2020	80609000	\$50.00
Rent Stabilization Fee- Chg	9	01/01/2020	80609900	\$90.00
Rent Stabilization Fee- Chg	4	01/01/2020	80619100	\$40.00
Rent Stabilization Fee- Chg	7	01/01/2020	80619900	\$70.00
Rent Stabilization Fee- Chg	5	01/01/2020	80620500	\$50.00
Rent Stabilization Fee- Chg	5	01/01/2020	80720100	\$50.00
Total tax year charges remaining				\$1,443,855.46

If you pay everything you owe by July 1, 2019, you would save:

\$14,397.05



Department of Finance

Statement Details



June 1, 2019 Queens Fresh Meadows, LLC 189-15 73 Avenue 4-07117-0002 Page 4

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units
Current tax rate

Overall Tax Rate 12.6120%

Estimated Market Value \$58,428,000

Taxes

Billable Assessed Value
Taxable Value
Tax Before Abatements and STAR
Solar

\$23,399,460 \$23,399,460 x 12.6120% \$2,951,139.92

\$2,951,139.92 \$-71,729.00

Annual property tax \$2,879,410.92

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.

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.

