



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	\$1,386,505.51
You, the property owner	\$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

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**Department of
Finance**

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

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nyc.gov/payonline

Total amount due by July 1, 2019 if you still have a mortgage	\$5,309.53
Total amount due by July 1, 2019 if you no longer have a mortgage	\$1,391,815.04
Amount you may pay by July 1, 2019 if you choose to pay early	\$9,459.53
If you no longer have a mortgage and want to pay everything, please pay	\$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



Current Charges	Activity Date	Due Date	Amount
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
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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**



Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value	12.6120%	
Billable Assessed Value	\$23,399,460	Taxes
Taxable Value	\$23,399,460 x 12.6120%	
Tax Before Abatements and STAR	\$2,951,139.92	\$2,951,139.92
Solar		\$-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.

