



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: QUEENS FRESH MEADOWS, LLC
Property address: 188-00 PECK AVENUE
Borough, block & lot: QUEENS (4), 07117, 0300

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	\$2,219.47
Current charges	\$657,095.33
Total amount due by July 1, 2019	\$659,314.80
Total property tax amount due July 1, 2019 from	
National Tax Search LLC	\$656,751.33
You, the property owner	\$2,563.47
Amount of property tax not due July 1, 2019 but that National Tax Search LLC can pre-pay	\$669,659.64
If National Tax Search LLC wants to pay all property tax owed by July 1, 2019 please pay	\$1,319,714.37
If National Tax Search LLC pays all property tax owed by July 1, 2019 you would save	\$6,696.60
Charges you can pre-pay	\$1,990.00
Total amount you may pay by July 1, 2019	\$4,553.47

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**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-07117-0300

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019 if you still have a mortgage	\$2,563.47
Total amount due by July 1, 2019 if you no longer have a mortgage	\$659,314.80
Amount you may pay by July 1, 2019 if you choose to pay early	\$4,553.47
If you no longer have a mortgage and want to pay everything, please pay	\$1,324,267.84

Amount enclosed:

#939651819060101#

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	\$2,219.47

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$677,943.56
Solar	07/01/2019		\$-8,283.92
SCRIE Credit Applied	06/01/2019		\$-12,908.31
Tax Commission Fee- Fee		07/01/2019	\$175.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
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Total current charges			\$657,095.33

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$677,943.56
Solar	07/01/2019		\$-8,283.92
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	29	01/01/2020 40452600	\$290.00
Rent Stabilization Fee- Chg	22	01/01/2020 40452700	\$220.00
Rent Stabilization Fee- Chg	6	01/01/2020 50253400	\$60.00
Rent Stabilization Fee- Chg	26	01/01/2020 80183200	\$260.00
Rent Stabilization Fee- Chg	16	01/01/2020 80332000	\$160.00
Rent Stabilization Fee- Chg	16	01/01/2020 80334400	\$160.00
Rent Stabilization Fee- Chg	24	01/01/2020 80337800	\$240.00
Rent Stabilization Fee- Chg	6	01/01/2020 80448800	\$60.00

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: 4-07117-0300 . 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.



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Rent Stabilization Fee- Chg	7	01/01/2020 80449600	\$70.00
Rent Stabilization Fee- Chg	4	01/01/2020 80450400	\$40.00
Rent Stabilization Fee- Chg	6	01/01/2020 80451400	\$60.00
Rent Stabilization Fee- Chg	3	01/01/2020 80497400	\$30.00
Rent Stabilization Fee- Chg	7	01/01/2020 80497600	\$70.00
Rent Stabilization Fee- Chg	6	01/01/2020 80497700	\$60.00
Rent Stabilization Fee- Chg	21	01/01/2020 80816600	\$210.00
Total tax year charges remaining			\$671,649.64
If you pay everything you owe by July 1, 2019, you would save:			\$6,696.60

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units		Overall
Current tax rate		Tax Rate
Estimated Market Value \$25,150,000		12.6120%
Billable Assessed Value		\$10,750,770
Taxable Value	\$10,750,770 x 12.6120%	
Tax Before Abatements and STAR	\$1,355,887.12	\$1,355,887.12
Solar		\$-16,567.84
Annual property tax		\$1,339,319.28

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.

