



# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** WOTC TENANTS CORP  
**Property address:** 21902 74TH AVE.  
**Borough, block & lot:** QUEENS (4), 07755, 0003

**Mailing address:**  
WOTC TENANTS CORP  
21902 74TH AVE.  
FLUSHING NY 11364-3032

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$112,910.95
<b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b>	<b>\$112,910.95</b>
Charges you can pre-pay	\$372,062.67
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>	<b>\$482,494.20</b>
If you pay everything you owe by July 1, 2019, you would save	\$2,479.42

PTS - LD  
1400.01  
40 - 0  
199663



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-07755-0003

**Pay today the easy way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**

**Total amount due by July 1, 2019**  
**If you want to pay everything you owe by July 1, 2019 please pay**

\$112,910.95  
\$482,494.20

**Amount enclosed:**

#940774319060101#

WOTC TENANTS CORP  
21902 74TH AVE.  
FLUSHING NY 11364-3032

**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	\$157,916.41
Star Savings	07/01/2019		\$-5,139.30
Co-op Condo Abatement	07/01/2019		\$-28,806.22
SCRIE Credit Applied	06/01/2019		\$-9,695.88
Drie Credit Applied	06/01/2019		\$-1,539.06
Tax Commission Fee- Fee		07/01/2019	\$175.00
<b>Total current charges</b>			<b>\$112,910.95</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$157,916.41
Star Savings	07/01/2019		\$-5,139.30
Co-op Condo Abatement	07/01/2019		\$-28,806.22
Finance-Property Tax		01/01/2020	\$157,916.41
Star Savings	07/01/2019		\$-5,139.30
Co-op Condo Abatement	07/01/2019		\$-28,806.22
Finance-Property Tax		04/01/2020	\$157,916.41
Star Savings	07/01/2019		\$-5,139.30
Co-op Condo Abatement	07/01/2019		\$-28,806.22

Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	1	01/01/2020 80279500	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80281200	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80300700	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80302000	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80303400	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80317500	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80367100	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80368000	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80369600	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80392000	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80393100	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80396100	\$10.00

**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: 4-07755-0003 . 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](http://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	1	01/01/2020 80398400	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80402600	\$10.00
Rent Stabilization Fee- Chg	1	01/01/2020 80404300	\$10.00
<b>Total tax year charges remaining</b>			<b>\$372,062.67</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$482,494.20</b>
If you pay everything you owe by July 1, 2019, you would save:			\$2,479.42

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		04/20/2016	\$-116.37
Refund Available		01/01/2018	\$-19.47
Refund Available		01/01/2018	\$-56.21
Refund Available		04/01/2018	\$-56.00
Refund Available		05/22/2018	\$-87.05
Refund Available		05/22/2018	\$-87.05
Refund Available		05/22/2018	\$-114.27
Refund Available		05/22/2018	\$-114.27
Refund Available		05/22/2018	\$-113.90
Refund Available		05/22/2018	\$-113.90
Refund Available		05/22/2018	\$-124.58
Refund Available		05/22/2018	\$-124.58
Refund Available		05/22/2018	\$-120.34
Refund Available		01/01/2019	\$-22.44
Refund Available		01/01/2019	\$-26.42
<b>Total overpayments/credits remaining on account</b>			<b>\$1,296.85</b>

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

#### Annual Property Tax Detail

		Overall	
		Tax Rate	
Tax class	2 - Residential More Than 10 Units	12.6120%	
Current tax rate			
Estimated Market Value	\$12,256,000		
			<b>Taxes</b>
Billable Assessed Value	\$5,074,170		
Basic Veteran	-7,509.00		
Disabled Veteran	-929.00		
Combat Veteran	-11,783.00		
Senior Citizen Homeowner	-42,809.00		
Disabled Homeowner	-2,691.00		
Taxable Value	\$5,008,449 x 12.6120%		
Tax Before Abatements and STAR	\$631,665.64		<b>\$631,665.64</b>
Basic Star - School Tax Relief	\$-138,915.00		\$-17,522.84**
Enhanced Star - School Tax Relief	\$-24,994.00		\$-3,034.36**
Co-op/Condo Abatement 79 Units			\$-115,224.88
Annual property tax			<b>\$495,883.56</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://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](http://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](http://nyc.gov/health) or call 311.

