



# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** FLORAL PARK OWNRS INC  
**Property address:** 25138 71ST RD.  
**Borough, block & lot:** QUEENS (4), 08401, 0350

**Mailing address:**  
CONCERNED MANAGEMENT CORP.  
FLORAL PARK OWNRS INC.  
25138 71ST RD.  
BELLEROSSE NY 11426-2726

## Statement Billing Summary

Unpaid charges, if any	<b>\$6,275.02</b>
Current charges	\$115,195.24
<b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b>	<b>\$121,470.26</b>
Charges you can pre-pay	\$345,080.72
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>	<b>\$464,250.58</b>
If you pay everything you owe by July 1, 2019, you would save	\$2,300.40

PTS - LD  
1400.01  
40 - 0  
209974



Please include this coupon if you pay by mail or in person. 4-08401-0350

**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**

\$121,470.26  
\$464,250.58

**Amount enclosed:**

#941843519060101#

CONCERNED MANAGEMENT CORP.  
FLORAL PARK OWNRS INC.  
25138 71ST RD.  
BELLEROSSE NY 11426-2726

**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	<b>\$6,275.02</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$151,344.60
Star Savings	06/01/2019		\$-7,238.99
J51 Abatement	06/01/2019		\$0.01
Co-op Condo Abatement	06/01/2019		\$-29,085.38
Tax Commission Fee- Fee		07/01/2019	\$175.00
<b>Total current charges</b>			<b>\$115,195.24</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$151,344.60
Star Savings	06/01/2019		\$-7,238.99
J51 Abatement	06/01/2019		\$0.01
Co-op Condo Abatement	06/01/2019		\$-29,085.38
Finance-Property Tax		01/01/2020	\$151,344.60
Star Savings	06/01/2019		\$-7,238.99
J51 Abatement	06/01/2019		\$0.01
Co-op Condo Abatement	06/01/2019		\$-29,085.38
Finance-Property Tax		04/01/2020	\$151,344.60
Star Savings	06/01/2019		\$-7,238.99
J51 Abatement	06/01/2019		\$0.01
Co-op Condo Abatement	06/01/2019		\$-29,085.38
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	2	01/01/2020 80017400	\$20.00
<b>Total tax year charges remaining</b>			<b>\$345,080.72</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$464,250.58</b>
If you pay everything you owe by July 1, 2019, you would save:			\$2,300.40

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		10/01/2018	\$-29.79
Refund Available		10/01/2018	\$-29.79
Refund Available		10/01/2018	\$-29.80

**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: 4-08401-0350 . 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		10/01/2018	\$-29.80
Refund Available		10/10/2018	\$-46.20
Refund Available		10/10/2018	\$-45.95
Refund Available		10/10/2018	\$-51.97
Refund Available		10/10/2018	\$-37.59
Refund Available		10/10/2018	\$-37.59
Refund Available		10/10/2018	\$-36.32
Refund Available		10/10/2018	\$-36.32
Refund Available		10/10/2018	\$-20.47
Refund Available		10/10/2018	\$-20.47
Refund Available		10/10/2018	\$-19.93
Refund Available		10/10/2018	\$-19.96
Refund Available		10/10/2018	\$-0.08
Refund Available		10/10/2018	\$-0.08
Refund Available		10/10/2018	\$-0.09
Refund Available		10/10/2018	\$-0.06
Refund Available		10/10/2018	\$-0.06
Refund Available		10/10/2018	\$-0.06
Refund Available		10/10/2018	\$-0.06
Refund Available		10/10/2018	\$-0.07
Refund Available		10/10/2018	\$-0.07
Refund Available		10/10/2018	\$-0.07
Refund Available		10/10/2018	\$-0.07
<b>Total overpayments/credits remaining on account</b>			<b>\$492.72</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

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
	12.6120%	
<b>Estimated Market Value</b>	<b>\$11,390,000</b>	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$4,913,770</b>	
Basic Veteran	-7,391.00	
Combat Veteran	-17,131.00	
Senior Citizen Homeowner	-89,229.00	
<b>Taxable Value</b>	<b>\$4,800,019 x 12.6120%</b>	
<b>Tax Before Abatements and STAR</b>	<b>\$605,378.40</b>	<b>\$605,378.40</b>
Basic Star - School Tax Relief 199 Units	\$-170,973.00	\$-21,560.92**
Enhanced Star - School Tax Relief 31 Units	\$-60,927.00	\$-7,395.04**
Co-op/Condo Abatement 107 Units		\$-116,341.52
J51 Abatement		\$0.04
<b>Annual property tax</b>		<b>\$460,080.96</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.

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.

