



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: ST. ALBANS APTS LLC
Property address: 11627 169TH ST.
Borough, block & lot: QUEENS (4), 12351, 0011

Mailing address:
METROPOLITAN PROPERTY SERVICES
ST. ALBANS APTS. LLC
14150 85TH RD. STE 1
JAMAICA NY 11435-2664

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$48,837.07
Total amount due by July 1, 2019	\$48,837.07
Total property tax amount due July 1, 2019 from Graystone Solutions-Evest You, the property owner	\$48,837.07 \$0.00
Amount of property tax not due July 1, 2019 but that Graystone Solutions-Evest can pre-pay	\$50,981.46
If Graystone Solutions-Evest wants to pay all property tax owed by July 1, 2019 please pay	\$99,308.72
If Graystone Solutions-Evest pays all property tax owed by July 1, 2019 you would save	\$509.81
Charges you can pre-pay	\$4,921.12
Total amount you may pay by July 1, 2019	\$4,921.12

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Department of
Finance

Please include this coupon if you pay by mail or in person. 4-12351-0011

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019 if you still have a mortgage	\$0.00
Total amount due by July 1, 2019 if you no longer have a mortgage	\$48,837.07
Amount you may pay by July 1, 2019 if you choose to pay early	\$4,921.12
If you no longer have a mortgage and want to pay everything, please pay	\$104,229.84

Amount enclosed:

#952137719060101#

METROPOLITAN PROPERTY SERVICES
ST. ALBANS APTS. LLC
14150 85TH RD. STE 1
JAMAICA NY 11435-2664

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	\$52,525.84
J51 Abatement	06/01/2019		\$-1,544.38
SCRIE Credit Applied	06/01/2019		\$-2,144.39
Total current charges			\$48,837.07
Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$52,525.84
J51 Abatement	06/01/2019		\$-1,544.38
HPD-Emergency Repair- Chg		01/01/2020	\$745.00
HPD-Emergency Repair- Fee		01/01/2020	\$372.50
HPD-Emergency Repair- Tax		01/01/2020	\$66.12
HPD-Emergency Repair- Chg		01/01/2020	\$2,000.00
HPD-Emergency Repair- Fee		01/01/2020	\$1,000.00
HPD-Emergency Repair- Tax		01/01/2020	\$177.50
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	20	01/01/2020 41941800	\$200.00
Rent Stabilization Fee- Chg	36	01/01/2020 80311600	\$360.00
Total tax year charges remaining			\$55,902.58
If you pay everything you owe by July 1, 2019, you would save:			\$509.81

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: 4-12351-0011 . 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.



Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$2,023,000	12.6120%	
Billable Assessed Value	\$832,950	Taxes
Taxable Value	\$832,950 x 12.6120%	
Tax Before Abatements and STAR	\$105,051.68	\$105,051.68
J51 Abatement		\$-3,088.76
Annual property tax		\$101,962.92

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.

You may protest any Emergency Repair/Demolition charge, Alternative Enforcement Program charge, or HPD inspection fee charged under NYC Housing Maintenance Code (HMC) section 27-2115(k)(1) or section 27-2115(f), by filing an objection in writing with the Department of Housing Preservation and Development (HPD). Any such objection must be filed prior to the date that the charge becomes due and payable, as provided in HMC section 27-2144. For information on filing an objection, please call HPD at 212-863-6020 or e-mail HPD at hpderp@hpd.nyc.gov. The above mentioned charges are enforced as tax liens on real property under article 8 of subchapter 5 of the HMC.

