



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: BEACH CHANNEL DR HOUSING CORP
Property address: 13811 BEACH CHANNEL DR.
Borough, block & lot: QUEENS (4), 16250, 0001

Mailing address:
M C O'BRIEN INC-SHELLY LAVA
BEACH CHANNEL DR. HOUSING CORP.
4718 AVENUE N.
BROOKLYN NY 11234-3710

Statement Billing Summary

Unpaid charges, if any	\$106.05
Current charges	\$24,376.75
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.	\$24,482.80
Total property tax amount due July 1, 2019 from	
Sovereign Bank NY	\$24,469.80
You, the property owner	\$13.00
Amount of property tax not due July 1, 2019 but that Sovereign Bank NY can pre-pay	\$73,091.25
If Sovereign Bank NY wants to pay all property tax owed by July 1, 2019 please pay	\$97,073.77
If Sovereign Bank NY pays all property tax owed by July 1, 2019 you would save	\$487.28
Charges you can pre-pay	\$10.00
Total amount you may pay by July 1, 2019	\$23.00

PTS - LD
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**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-16250-0001

Pay today the easy way
nyc.gov/payonline

Total amount due by July 1, 2019 if you still have a mortgage	\$13.00
Total amount due by July 1, 2019 if you no longer have a mortgage	\$24,482.80
Amount you may pay by July 1, 2019 if you choose to pay early	\$23.00
If you no longer have a mortgage and want to pay everything, please pay	\$97,096.77

Amount enclosed:

#956983119060101#

M C O'BRIEN INC-SHELLY LAVA
BEACH CHANNEL DR. HOUSING CORP.
4718 AVENUE N.
BROOKLYN NY 11234-3710

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

Previous Charges	Amount
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Total previous charges including interest and payments	\$106.05
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2019	\$30,833.04
Star Savings	06/01/2019		\$-1,410.66
J51 Abatement	06/01/2019		\$-351.31
Co-op Condo Abatement	06/01/2019		\$-4,707.32
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
Total current charges			\$24,376.75

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2019	\$30,833.04
Star Savings	06/01/2019		\$-1,410.66
J51 Abatement	06/01/2019		\$-351.31
Co-op Condo Abatement	06/01/2019		\$-4,707.32
Finance-Property Tax		01/01/2020	\$30,833.04
Star Savings	06/01/2019		\$-1,410.66
J51 Abatement	06/01/2019		\$-351.31
Co-op Condo Abatement	06/01/2019		\$-4,707.32
Finance-Property Tax		04/01/2020	\$30,833.04
Star Savings	06/01/2019		\$-1,410.66
J51 Abatement	06/01/2019		\$-351.31
Co-op Condo Abatement	06/01/2019		\$-4,707.32
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	1	01/01/2020 40719800	\$10.00
Total tax year charges remaining			\$73,101.25
If you pay everything you owe by July 1, 2019, you would save:			\$487.28

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: 4-16250-0001 . 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 \$2,474,000	12.6120%	
		Taxes
Billable Assessed Value	\$1,025,455	
Senior Citizen Homeowner	-16,661.00	
Combat Veteran	-9,088.00	
Disabled Veteran	-18,176.00	
Basic Veteran	-3,635.00	
Taxable Value	\$977,895 x 12.6120%	
Tax Before Abatements and STAR	\$123,332.16	\$123,332.16
Basic Star - School Tax Relief 17 Units	\$-39,610.00	\$-4,995.64**
Enhanced Star - School Tax Relief 1 Unit	\$-5,330.00	\$-647.00**
Co-op/Condo Abatement 27 Units		\$-18,829.28
J51 Abatement		\$-1,405.24
Annual property tax		\$97,455.00

** This is your NYS STAR tax savings. For more information, please visit us at 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.

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.

