



# Property Tax Bill Quarterly Statement

Activity through June 5, 2021

**Owner name:** JOANMAR RLTY INC  
**Property address:** 118 LEXINGTON AVE.  
**Borough, block & lot:** MANHATTAN (1), 00883, 0075

**Mailing address:**  
JOMAR REALTY INC.  
JOANMAR RLTY INC.  
116 LEXINGTON AVE.  
NEW YORK NY 10016-8925

Outstanding Charges	\$57,860.68
New Charges	\$43,356.74
<b>Amount Due</b>	<b>\$101,217.42</b>

*Please pay by July 1, 2021*

Most Department of Finance services are available online:

- To pay your bill, visit [nyc.gov/payonline](http://nyc.gov/payonline).
- For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
- To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

PTS - LD  
1400.01  
40 - 0 - 2A  
59836



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00883-0075

**Total amount due by July 1, 2021**  
**If you want to pay everything you owe by July 1, 2021 please pay**

\$101,217.42  
\$144,140.59

**Amount enclosed:**

#806017521060501#

JOMAR REALTY INC.  
JOANMAR RLTY INC.  
116 LEXINGTON AVE.  
NEW YORK NY 10016-8925

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

8060175210605 01 1008830075 0000010121742 0000014414059 210701112022000 6

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$57,860.68
Finance-Property Tax		07/01/2021	\$43,356.74
<b>Total amount due</b>			<b>\$101,217.42</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$43,356.74
<b>Total tax year charges remaining</b>			<b>\$43,356.74</b>
<b>If you want to pay everything you owe by July 1, 2021 please pay</b>			<b>\$144,140.59</b>
If you pay everything you owe by July 1, 2021, you would save:			\$433.57

#### Annual Property Tax Detail

Tax class 2A - 4-6 Unit Residential Rental Bldg	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value \$3,008,000</b>	12.2670%	
<b>Billable Assessed Value</b>	<b>\$706,884</b>	
<b>Taxable Value</b>	\$706,884 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	<b>\$86,713.48</b>	
<b>Annual property tax</b>		<b>\$86,713.48</b>

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](http://nyc.gov/latepropertypayments).

Please call 311 to speak to a representative to make a property tax payment by telephone.

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](http://nyc.gov/contactdof) to sign up.

#### 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: 1-00883-0075 . 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.



The NYC Health Department would like to remind property owners that they must remove standing water, as 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.

