



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: JIRS REALTY, LLC
Property address: 1026 2ND AVE.
Borough, block & lot: MANHATTAN (1), 01347, 0002

Mailing address:
JIRS REALTY, LLC
363 7TH AVE. FL. 18
NEW YORK NY 10001-3904

Outstanding Charges	\$13.00
New Charges	\$45,179.88
Amount Due	\$45,192.88

Please pay by January 2, 2020

PTS - LD
1400.01
40 - 1
84989

Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 1-01347-0002

**Department of
Finance**

Total amount due by January 2, 2020 if you still have a mortgage
Total amount due by January 2, 2020 if you no longer have a mortgage

\$13.00
\$45,192.88

Amount enclosed:

#811137019111601#

JIRS REALTY, LLC
363 7TH AVE. FL. 18
NEW YORK NY 10001-3904

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$13.00
Finance-Property Tax		01/01/2020	\$46,198.20
Adopted Tax Rate			\$-1,018.32
Total amount due			\$45,192.88

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

	Overall Tax Rate	Taxes
Tax class 2B - 7-10 Unit Residentl Rental Bldg	12.6120%	
Original tax rate billed	12.4730%	
New Tax rate		
Estimated Market Value \$2,792,400		
Billable Assessed Value	\$732,607	
Taxable Value	\$732,607 x 12.4730%	
Tax Before Abatements and STAR	\$91,378.08	\$91,378.08
Annual property tax		\$91,378.08
Original property tax billed in June 2019		\$92,396.40
Change In Property Tax Bill Based On New Tax Rate		\$-1,018.32

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.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

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.

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: 1-01347-0002 . 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.

