



# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**Owner name:** ABJ CHOSEN, LLC  
**Property address:** 510 MANHATTAN AVE.  
**Borough, block & lot:** MANHATTAN (1), 01948, 0019

**Mailing address:**  
ABJ CHOSEN, LLC  
15 CUTTERMILL RD.  
GREAT NECK NY 11021-3252

### Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$200.00
<b>Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.</b>	<b>\$200.00</b>
<b>Total property tax amount due January 2, 2020 from National Tax Search LLC You, the property owner</b>	<b>\$1,909.52 \$200.00</b>
Amount of property tax not due January 2, 2020 but that National Tax Search LLC can pre-pay	\$1,909.52
<b>If National Tax Search LLC wants to pay all property tax owed by January 2, 2020 please pay</b>	<b>\$3,812.55</b>
If National Tax Search LLC pays all property tax owed by January 2, 2020 you would save	\$6.49

PTS - LD  
1400.01  
40 - 1  
120437



Please include this coupon if you pay by mail or in person. 1-01948-0019

**Department of  
Finance**

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

<b>Total amount due by January 2, 2020 if you still have a mortgage</b>	\$200.00
<b>Total amount due by January 2, 2020 if you no longer have a mortgage</b>	\$200.00
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$4,012.55</b>

**Amount enclosed:**

#815721719111601#

ABJ CHOSEN, LLC  
15 CUTTERMILL RD.  
GREAT NECK NY 11021-3252

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

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$1,952.56
Adopted Tax Rate			\$-43.04
<b>Rent Stabilization *</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	10	01/01/2020 11742200	\$100.00
Rent Stabilization Fee- Chg	10	01/01/2020 11742200	\$100.00
<b>Total current charges</b>			<b>\$200.00</b>

\* The rent stabilization fee increased to \$20 per unit as of July 1, 2019. This fee was calculated at the old rate on your previous property tax bill. You will see two charges on this bill. One is the current charge at the new rate, and the second is the difference between what you were previously billed and the new legal rate.

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$1,952.56
Adopted Tax Rate			\$-43.04
<b>Total tax year charges remaining</b>			<b>\$1,909.52</b>
If you pay everything you owe by January 2, 2020, you would save:			\$6.49

**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: 1-01948-0019 . 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.



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

Tax class	2B - 7-10 Unit Residentl Rental Bldg	<b>Overall</b>	
	Original tax rate billed	<b>Tax Rate</b>	
	New Tax rate	12.6120%	
		12.4730%	
<b>Estimated Market Value</b>	<b>\$2,489,000</b>		
<b>Billable Assessed Value</b>		<b>\$131,214</b>	<b>Taxes</b>
	J-51 Alteration	-69,287.00	
<b>Taxable Value</b>		\$61,927 x 12.4730%	
<b>Tax Before Abatements and STAR</b>		\$7,724.16	<b>\$7,724.16</b>
<b>Annual property tax</b>			<b>\$7,724.16</b>
<b>Original property tax billed in June 2019</b>			<b>\$7,810.24</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>			<b>\$-86.08</b>

**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).

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](http://nyc.gov/rpie).

