



Property Tax Bill
Quarterly Statement
 Activity through November 16, 2019

Owner name: QUADRANT PROPERTIES HOUSING DEVELOPMENT
 FUND COMPA

Property address: 475 E. 140TH ST.

Borough, block & lot: BRONX (2), 02285, 0060

Mailing address:

LEMLE & WOLFF, INC
 QUADRANT PROPERTIES HOUSING DEVELOPMENT
 5925 BROADWAY
 BRONX NY 10463-2410

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$200.00
Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.	\$200.00

PTS - VR
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 472



**Department of
 Finance**

Total amount due by January 2, 2020

Please include this coupon if you pay by mail or in person. 2-02285-0060

Pay today the easy way
nyc.gov/payonline

\$200.00

Amount enclosed:

#840058319111601#

LEMLE & WOLFF, INC
 QUADRANT PROPERTIES HOUSING DEVELOPMENT FUND COM
 5925 BROADWAY
 BRONX NY 10463-2410

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
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	10	01/01/2020 20266200	\$100.00
Rent Stabilization Fee- Chg	10	01/01/2020 20266200	\$100.00
Total current charges			\$200.00

* 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.

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		
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
Estimated Market Value \$1,660,800		
Billable Assessed Value	\$211,847	
Damp / Art. Xi	-211,847.00	
Taxable Value	\$0 x 12.4730%	
Annual property tax		\$0.00

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.

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: 2-02285-0060 . 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.

