



# Property Tax Bill Quarterly Statement

Activity through December 5, 2019

**Owner name:** SPRINGS PARADISE NY, INC.  
**Property address:** 847 MORRIS PARK AVE.  
**Borough, block & lot:** BRONX (2), 04055, 0001

**Mailing address:**  
SPRINGS PARADISE NY, INC.  
1932 MAYFLOWER AVE.  
BRONX NY 10461-4007

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$3,698.68</b>
Current charges	\$2,208.99
<b>Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.</b>	<b>\$5,907.67</b>
<b>Total property tax amount due January 2, 2020 from Chemical Mortgage Co</b>	<b>\$817.99</b>
<b>You, the property owner</b>	<b>\$5,089.68</b>
Amount of property tax not due January 2, 2020 but that Chemical Mortgage Co can pre-pay	\$817.99
<b>If Chemical Mortgage Co wants to pay all property tax owed by January 2, 2020 please pay</b>	<b>\$1,633.20</b>
If Chemical Mortgage Co pays all property tax owed by January 2, 2020 you would save	\$2.78
Charges you can pre-pay	\$689.00
<b>Total amount you may pay by January 2, 2020</b>	<b>\$5,778.68</b>

PTS - LD  
1400.01  
40 - 1  
8513



Please include this coupon if you pay by mail or in person. 2-04055-0001

**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>	\$5,089.68
<b>Total amount due by January 2, 2020 if you no longer have a mortgage</b>	\$5,907.67
<b>Amount you may pay by January 2, 2020 if you choose to pay early</b>	\$5,778.68
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	\$7,411.88

**Amount enclosed:**

#840898319120501#

SPRINGS PARADISE NY, INC.  
1932 MAYFLOWER AVE.  
BRONX NY 10461-4007

**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>\$3,698.68</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax Payment	11/15/2019	01/02/2020 Chemical Mortgage Co	\$13.00 \$-13.00
Finance-Property Tax Adopted Tax Rate		01/01/2020	\$836.43 \$-18.44
Morris Park BID- Chg Payment Adjusted	11/15/2019	01/02/2020	\$689.00 \$13.00
Morris Park BID- Chg		01/01/2020	\$689.00
<b>Total current charges</b>			<b>\$2,208.99</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax Adopted Tax Rate		04/01/2020	\$836.43 \$-18.44
Morris Park BID- Chg		04/01/2020	\$689.00
<b>Total tax year charges remaining</b>			<b>\$1,506.99</b>
If you pay everything you owe by January 2, 2020, you would save:			\$2.78

**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: 2-04055-0001 . 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](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**

	<b>Overall</b>	
	<b>Tax Rate</b>	
Tax class 2A - 4-6 Unit Residential Rental Bldg	12.6120%	
Original tax rate billed	12.4730%	
New Tax rate		
<b>Estimated Market Value \$373,200</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$26,528</b>	
<b>Taxable Value</b>	\$26,528 x 12.4730%	
<b>Tax Before Abatements and STAR</b>	\$3,308.84	<b>\$3,308.84</b>
<b>Annual property tax</b>		<b>\$3,308.84</b>
<b>Original property tax billed in June 2019</b>		<b>\$3,345.72</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-36.88</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).

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPDs Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

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.

