



Property Tax Bill Quarterly Statement

Activity through February 22, 2020

Owner name: 2055 CRUGER LLC
Property address: 2055 CRUGER AVE.
Borough, block & lot: BRONX (2), 04284, 0020

Mailing address:
ZEQE MEHMETAJ
2055 CRUGER LLC
21 KETTELL AVE.
YONKERS NY 10704-2210

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$0.00
Total amount due by April 1, 2020	\$0.00
Total property tax amount due April 1, 2020 from	
Signature Bank (NY)	\$0.00
You, the property owner	\$0.00
Overpayments/credits on account	\$20,325.74

PTS - ZD
1400.01
40 - 1
50712

This statement is for your information only.



Pay today the easy way
nyc.gov/payonline

Total amount due by April 1, 2020 if you still have a mortgage

\$0.00

Amount enclosed:

#846282120022201#

ZEQE MEHMETAJ
2055 CRUGER LLC
21 KETTELL AVE.
YONKERS NY 10704-2210

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

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2020	\$-207.18
Credit Applied	12/18/2019		\$207.18
Credit Balance		01/01/2020	\$-20,532.92
Credit Applied	01/15/2020		\$207.18
<i>Total credit applied</i>			\$414.36
Total overpayments/credits remaining on account			\$20,325.74

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	12.4730%
Estimated Market Value \$4,309,000		
		Taxes
Billable Assessed Value	\$1,520,220	
Taxable Value	\$1,520,220 x 12.4730%	
Tax Before Abatements and STAR	\$189,617.04	\$189,617.04
Mcl		\$-40,651.48
Annual property tax		\$148,965.56

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.

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: 2-04284-0020 . 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.



If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is June 1, 2020. RPIE filers with a tentative actual assessed value of \$750,000 or greater will be required to file an addendum in April containing rent roll information for the tax year during which filing of the income and expense statement is required. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

One City Built to Last, Compliance Notification

Local Law 133/16 - Benchmarking Energy and Water Use

This property may be required to benchmark its energy and water consumption for calendar year 2019 by May 1, 2020, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades

This property may now be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions regarding the local laws listed above, please e-mail the NYC Sustainability Help Center at Help@NYCsustainability.org or call 212-566-5584.

Local Law 87/09 - Energy Audits and Retro-Commissioning

This property may also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "9", you will need to comply by December 31, 2019. If your property is on a tax block that ends in the number "0", you will need to comply by December 31, 2020. If your property is on a tax block that ends in the number "2", you will need to comply by December 31, 2022. To find your tax block, visit www.nyc.gov/BBL.

For a detailed explanation of the requirements, please visit <https://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>

For free assistance and answers to your questions regarding the local law 87/09, please e-mail the NYC Sustainability Help Center at LL87@NYCsustainability.org or call 212-566-5584.

