



# Property Tax Bill

## Quarterly Statement

Activity through November 21, 2020

**Owner name:** ST. MARK AFFORDABLE HOUSING DEVELOPMENT  
FUND CORP.

**Property address:** 131 STERLING ST.

**Borough, block & lot:** BROOKLYN (3), 01314, 0086

**Mailing address:**

SHINDA MANAGEMENT CORP  
ST. MARK AFFORDABLE HOUSING DEVELOPMENT F  
22110 JAMAICA AVE.  
QUEENS VILLAGE NY 11428-2045

Outstanding Charges \$553.97

New Charges \$7,271.30

**Amount Due \$7,825.27**

*Please pay by January 4, 2021*

Your property tax payment agreement is in default due to one or more missing payments. You may reinstate your agreement by paying 20% of your total amount due or by showing that extenuating circumstances contributed to your default. Otherwise, you must wait five years for a new payment agreement and you are at risk for having your unpaid tax lien sold.

PTS - LD  
1400.01  
40 - 0 - 2  
54274



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-01314-0086

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**

**Total amount due by January 4, 2021**

**\$7,825.27**

**Amount enclosed:**

#885581920112101#

SHINDA MANAGEMENT CORP  
ST. MARK AFFORDABLE HOUSING DEVELOPMENT FUND CORP.  
22110 JAMAICA AVE.  
QUEENS VILLAGE NY 11428-2045

**Make checks payable & mail payment to:**  
NYC Department of Finance  
59 Maiden Lane - Agreement Section, 19th Floor  
New York NY 10038-4502

8855819201121 01 3013140086 0000000727130 0000000055397 210104172021000 8

**You Have A Payment Agreement**

Agreement Number	Agreement Date	Original Amount Due	Remaining Amount Due	Quarterly Payment Amount
0000000064028	04/23/2013	\$31,168.69	\$553.97	\$1,187.53

Installment payments due are \$553.97 of total amount due by January 4, 2021

**Payment Agreement** **Amount**

**Total payment agreement installment due** **\$553.97**

**Previous Charges** **Amount**

**Total previous charges including interest and payments** **\$0.00**

**Current Charges** **Activity Date** **Due Date** **Amount**

Finance-Property Tax		01/01/2021	\$8,161.10
Adopted Tax Rate			\$-269.60
SCRIE Credit Applied	11/13/2020		\$-940.20

<b>Rent Stabilization</b>	<b># Apts</b>	<b>Due Date</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	16	01/01/2021	33728900	\$320.00

**Total current charges** **\$7,271.30**



**How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.4730%	
<b>Estimated Market Value</b>	12.2670%	
	<b>\$819,000</b>	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$368,550</b>	
J-51 Alteration	-237,690.00	
<b>Taxable Value</b>	\$130,860 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$16,052.60	<b>\$16,052.60</b>
<b>Annual property tax</b>		<b>\$16,052.60</b>
<b>Original property tax billed in June 2020</b>		<b>\$16,322.20</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-269.60</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 share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

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 storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is **June 1, 2021**. 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](http://www.nyc.gov/rpie) for more information.

