



Property Tax Bill Quarterly Statement

Activity through June 5, 2021

Owner name: 44-74 21ST STREET REALTY, LLC
Property address: 11-55 45TH AVE.
Borough, block & lot: QUEENS (4), 00052, 0001

Mailing address:
44-74 21ST STREET REALTY, LLC
11-55 45TH AVE.
LONG ISLAND CITY NY 11101-5153

| | |
|---------------------|---------------------|
| Outstanding Charges | \$1,944.11 |
| New Charges | \$142,225.52 |
| Amount Due | \$144,169.63 |

Please pay by July 1, 2021

PTS - LD
1400.01
1 - 1 - 2
2320



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-00052-0001

Pay Today The Easy Way
nyc.gov/payonline

| | |
|---|--------------|
| Total amount due by July 1, 2021 if you still have a mortgage | \$2,285.11 |
| Total amount due by July 1, 2021 if you no longer have a mortgage | \$144,169.63 |
| Amount you may pay by July 1, 2021 if you choose to pay early | \$2,625.11 |
| If you no longer have a mortgage and want to pay everything, please pay | \$288,352.55 |

Amount enclosed:

#920233021060501#

44-74 21ST STREET REALTY, LLC
11-55 45TH AVE.
LONG ISLAND CITY NY 11101-5153

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

9202330210605 01 4000520001 0000014416963 0000000262511 210701312022000 8

| Previous Charges | Amount |
|--|------------|
| Total previous charges including interest and payments | \$1,944.11 |

| Current Charges | Activity Date | Due Date | Amount |
|------------------------------------|---------------|------------|--------------|
| Finance-Property Tax | | 07/01/2021 | \$145,295.88 |
| SCRIE Credit Applied | 06/05/2021 | | \$-501.12 |
| Drie Credit Applied | 06/05/2021 | | \$-2,910.24 |
| Bldg-Signs- Chg 421054726 | | 07/01/2021 | \$70.00 |
| Bldg-Signs- Chg 421054717 | | 07/01/2021 | \$70.00 |
| HPD-Property Registration Fee- Fee | | 07/01/2021 | \$26.00 |
| Tax Commission Fee- Fee | | 07/01/2021 | \$175.00 |
| Total current charges | | | \$142,225.52 |

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|--|---------------|---------------------------|--------------|
| Finance-Property Tax | | 01/01/2022 | \$145,295.88 |
| Rent Stabilization | # Apts | RS fee identifiers | |
| Rent Stabilization Fee- Chg | 4 | 01/01/2022 41358200 | \$80.00 |
| Rent Stabilization Fee- Chg | 13 | 01/01/2022 41524100 | \$260.00 |
| Total tax year charges remaining | | | \$145,635.88 |
| If you pay everything you owe by July 1, 2021, you would save: | | | \$1,452.96 |

Annual Property Tax Detail

| | |
|--|------------------------|
| Tax class 2 - Residential More Than 10 Units | Overall |
| Current tax rate | Tax Rate |
| Estimated Market Value \$5,750,000 | 12.2670% |
| Billable Assessed Value | \$2,368,890 |
| Taxable Value | \$2,368,890 x 12.2670% |
| Tax Before Abatements and STAR | \$290,591.76 |
| Annual property tax | \$290,591.76 |

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: 4-00052-0001 . 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 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.



Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

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

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

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 HPD's Registration Assistance Unit via email to: 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.

