



# Property Tax Bill

## Quarterly Statement

Activity through November 16, 2019

**Owner name:** LIL AND M REALTY, LLC  
**Property address:** 47-47 43RD ST.  
**Borough, block & lot:** QUEENS (4), 00173, 0007

**Mailing address:**  
LIL AND M. REALTY, LLC  
24940 52ND AVE.  
LITTLE NECK NY 11362-1707

### Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$4,657.69
<b>Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.</b>	<b>\$4,657.69</b>
Charges you can pre-pay	\$4,803.31
<b>If you want to pay everything you owe by January 2, 2020 please pay</b>	<b>\$9,445.12</b>
If you pay everything you owe by January 2, 2020, you would save	\$15.88

PTS - LD  
1400.01  
40 - 0  
4071



Please include this coupon if you pay by mail or in person. 4-00173-0007

**Pay today the easy way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**

**Total amount due by January 2, 2020**  
**If you want to pay everything you owe by January 2, 2020 please pay**

\$4,657.69  
\$9,445.12

**Amount enclosed:**

#920517519111601#

LIL AND M. REALTY, LLC  
24940 52ND AVE.  
LITTLE NECK NY 11362-1707

**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	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$5,053.20
Adopted Tax Rate			\$-117.08
Mcl	11/09/2019		\$-132.81
Payment	11/10/2019		\$-265.62
<b>Rent Stabilization *</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	6	01/01/2020 40582000	\$60.00
Rent Stabilization Fee- Chg	6	01/01/2020 40582000	\$60.00
<b>Total current charges</b>			<b>\$4,657.69</b>

\* 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.

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$5,053.20
Adopted Tax Rate			\$-117.08
Mcl	11/09/2019		\$-132.81
<b>Total tax year charges remaining</b>			<b>\$4,803.31</b>
<b>If you want to pay everything you owe by January 2, 2020 please pay</b>			<b>\$9,445.12</b>
If you pay everything you owe by January 2, 2020, you would save:			\$15.88

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2019	\$-132.81
Credit Applied	11/10/2019		\$132.81
Credit Balance		10/01/2019	\$-132.81
Credit Applied	11/10/2019		\$132.81
		<i>Total credit applied</i>	\$265.62
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

### 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: 4-00173-0007 . 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**

Tax class	2A - 4-6 Unit Residential Rental Bldg	<b>Overall</b>	
Original tax rate billed		<b>Tax Rate</b>	
New Tax rate		12.6120%	
Estimated Market Value	\$1,104,000	12.4730%	
			<b>Taxes</b>
Billable Assessed Value		<b>\$168,443</b>	
Taxable Value	\$168,443 x 12.4730%		
Tax Before Abatements and STAR		\$21,009.92	<b>\$21,009.92</b>
Mcl			\$-1,562.52
Annual property tax			<b>\$19,447.40</b>
Original property tax billed in June 2019			<b>\$20,212.80</b>
Change In Property Tax Bill Based On New Tax Rate			<b>\$-234.16</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).

