



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: SOTGER REALTY CO INC
Property address: 27-19 39TH AVE.
Borough, block & lot: QUEENS (4), 00386, 0029

Mailing address:
SOTGER REALTY CO. INC.
2719 39TH AVE.
LONG ISLAND CITY NY 11101-2703

Outstanding Charges \$0.00

New Charges \$16,230.38

Amount Due \$16,230.38

Please pay by January 2, 2020

PTS - LD
1400.01
45 - 0
7160

Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 4-00386-0029

**Department of
Finance**

Total amount due by January 2, 2020

\$16,230.38

Amount enclosed:

#920883819111601#

SOTGER REALTY CO. INC.
2719 39TH AVE.
LONG ISLAND CITY NY 11101-2703

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

| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|------------|--------------------|
| Outstanding charges including interest and payments | | | \$0.00 |
| Finance-Property Tax | | 01/01/2020 | \$16,596.22 |
| Adopted Tax Rate | | | \$-365.84 |
| Total amount due | | | \$16,230.38 |

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

| | | |
|--|----------------------|--------------------|
| | Overall | |
| Tax class 2A - 4-6 Unit Residential Rental Bldg | Tax Rate | |
| Original tax rate billed | 12.6120% | |
| New Tax rate | 12.4730% | |
| Estimated Market Value | \$1,107,000 | |
| | | Taxes |
| Billable Assessed Value | \$263,181 | |
| Taxable Value | \$263,181 x 12.4730% | |
| Tax Before Abatements and STAR | \$32,826.60 | \$32,826.60 |
| Annual property tax | | \$32,826.60 |
| Original property tax billed in June 2019 | | \$33,192.44 |
| Change In Property Tax Bill Based On New Tax Rate | | \$-365.84 |

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.

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.

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: 4-00386-0029 . 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.

