



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: 41-07 CRESCENT ST JV LLC
Property address: 41-07 CRESCENT ST.
Borough, block & lot: QUEENS (4), 00415, 0020

Mailing address:
41-07 CRESCENT ST. JV LLC
80 8TH AVE. STE 708
NEW YORK NY 10011-7176

Outstanding Charges	\$0.00
New Charges	\$38,846.54
Amount Due	\$38,846.54

Please pay by January 2, 2020

PTS - NM
1400.01
40 - 1
7584

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



This statement is for your information only.

**Department of
Finance**

Total amount due by January 2, 2020 if you still have a mortgage
Total amount due by January 2, 2020 if you no longer have a mortgage

\$0.00
\$38,846.54

Amount enclosed:

#920930019111601#

41-07 CRESCENT ST. JV LLC
80 8TH AVE. STE 708
NEW YORK NY 10011-7176

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	\$39,722.14
Adopted Tax Rate			\$-875.60
Total amount due			\$38,846.54

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

	Overall Tax Rate	Taxes
Tax class 2 - Residential More Than 10 Units		
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
Estimated Market Value \$10,009,000		
Billable Assessed Value	\$3,349,620	
421a	-2,719,710.00	
Taxable Value	\$629,910 x 12.4730%	
Tax Before Abatements and STAR	\$78,568.68	\$78,568.68
Annual property tax		\$78,568.68
Original property tax billed in June 2019		\$79,444.28
Change In Property Tax Bill Based On New Tax Rate		\$-875.60

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: 4-00415-0020 . 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.



One City Built to Last, Compliance Notification

Local Law 133/16 - Benchmarking Energy and Water Use

This property is 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 is now 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 Sustainability Help Center at questions@benchmarkinghelpcenter.org or call 212-566-5584.

