



Property Tax Bill Quarterly Statement

Activity through August 29, 2020

Owner name: PHAROS REALTY,
Property address: 23-30 NEWTOWN AVE.
Borough, block & lot: QUEENS (4), 00544, 0019

Mailing address:
PHAROS REALTY,
23-30 NEWTOWN AVE.
LONG ISLAND CITY NY 11102-3022

Outstanding Charges	\$1,849.35
New Charges	\$0.00
Amount Due	\$1,849.35

Please pay by October 1, 2020

PTS - LD
1400.01
1 - 1 - 2
12756



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-00544-0019

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by October 1, 2020 if you still have a mortgage	\$1,849.35
Total amount due by October 1, 2020 if you no longer have a mortgage	\$1,849.35
Amount you may pay by October 1, 2020 if you choose to pay early	\$3,288.79
If you no longer have a mortgage and want to pay everything, please pay	\$174,273.05

Amount enclosed:

#921299320082901#

PHAROS REALTY,
23-30 NEWTOWN AVE.
LONG ISLAND CITY NY 11102-3022

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	\$1,849.35

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$170,984.26
HPD-Emergency Repair- Chg		01/01/2021	\$50.00
HPD-Emergency Repair- Tax		01/01/2021	\$29.44
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	68	01/01/2021 40441900	\$1,360.00
Total tax year charges remaining			\$172,423.70

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall Tax Rate	
Current tax rate	12.4730%	
Estimated Market Value \$6,392,000		
		Taxes
Billable Assessed Value	\$2,741,670	
Taxable Value	\$2,741,670 x 12.4730%	
Tax Before Abatements and STAR	\$341,968.52	\$341,968.52
Annual property tax		\$341,968.52

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.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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: 4-00544-0019 . 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.



Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPD's Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderp@hpd.nyc.gov.

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.

One City Built to Last (Local Law 33 of 2018) Compliance Notification: This property may be 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 October 1, the date that the grade will be made available to the owner by the NYC Department of Buildings. For more information, visit www.nyc.gov/nycbenchmarking. If you have questions or need assistance, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.

