



Property Tax Bill
Quarterly Statement
 Activity through November 20, 2021

Owner name: ST 28TH AVENUE REALTY LLC
Property address: 41-07 28TH AVE.
Borough, block & lot: QUEENS (4), 00685, 0005

Mailing address:
 MCP PROPERTY MANAGEMENT
 ST. 28TH AVENUE REALTY LLC
 21405 39TH AVE.
 BAYSIDE NY 11361-2150

Outstanding Charges	\$0.00
New Charges	\$42,495.14
Amount Due	\$42,495.14

Please pay by January 3, 2022

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-00685-0005

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 3, 2022 if you still have a mortgage	\$180.00
Total amount due by January 3, 2022 if you no longer have a mortgage	\$42,495.14

Amount enclosed:

#922130221112001#

MCP PROPERTY MANAGEMENT
 ST. 28TH AVENUE REALTY LLC
 21405 39TH AVE.
 BAYSIDE NY 11361-2150

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

9221302211120 01 4006850005 0000004249514 0000000018000 220103312022000 8

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$42,830.86
Credit Adjustment	01/01/2022		\$-223.48
Drie Credit Applied	11/10/2021		\$-292.24
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	9	01/01/2022 40171200	\$180.00
Total current charges			\$42,495.14

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

	Overall	Taxes
Tax class 2 - Residential More Than 10 Units	Tax Rate	
Original tax rate billed	12.2670%	
New Tax rate	12.2350%	
Estimated Market Value \$1,828,000		
Billable Assessed Value	\$698,310	
Taxable Value	\$698,310 x 12.2350%	
Tax Before Abatements and STAR	\$85,438.24	\$85,438.24
Annual property tax		\$85,438.24
Original property tax billed in June 2021		\$85,661.72
Change In Property Tax Bill Based On New Tax Rate		\$-223.48

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.

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: 4-00685-0005 . 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.



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

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is June 1, 2022. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

