



Property Tax Bill

Quarterly Statement

Activity through November 16, 2019

Owner name: DITMARS 31ST STREET ASSOCIATES LLC
Property address: 22-16 31ST ST.
Borough, block & lot: QUEENS (4), 00844, 0042

Mailing address:
JENEL MANAGEMENT CORP
DITMARS 31ST STREET ASSOCIATES LLC
275 MADISON AVE. STE 702
NEW YORK NY 10016-1154

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$83,033.52
Total amount due by January 2, 2020	\$83,033.52
Total property tax amount due January 2, 2020 from New York Community Bank You, the property owner	\$82,613.52 \$420.00

PTS - LD
1400.01
40 - 1
22414



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-00844-0042

Pay today the easy way
nyc.gov/payonline

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

\$420.00
\$83,033.52

Amount enclosed:

#922607819111601#

JENEL MANAGEMENT CORP
DITMARS 31ST STREET ASSOCIATES LLC
275 MADISON AVE. STE 702
NEW YORK NY 10016-1154

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	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$82,253.68
Adopted Tax Rate			\$359.84
Fire-Prevention Inspection- Chg 000000026659		01/01/2020	\$420.00
Total current charges			\$83,033.52

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

Tax class 4 - Commercial Or Industrial	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	10.5140%	
Estimated Market Value	10.5370%	
	\$3,477,000	
Billable Assessed Value	\$1,564,650	Taxes
Taxable Value	\$1,564,650 x 10.5370%	
Tax Before Abatements and STAR	\$164,867.20	\$164,867.20
Annual property tax		\$164,867.20
Original property tax billed in June 2019		\$164,507.36
Change In Property Tax Bill Based On New Tax Rate		\$359.84

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: 4-00844-0042 . 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.

