



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: DURAKOVIC REALTY CO, INC
Property address: 19-06 DITMARS BLVD.
Borough, block & lot: QUEENS (4), 00891, 0030

Mailing address:
DURAKOVIC REALTY CO, INC.
39 RIDGEFIELD AVE.
RIDGEFIELD PARK NJ 07660-2233

Outstanding Charges	\$198.12
New Charges	\$65,058.56
Amount Due	\$65,256.68

Please pay by January 2, 2024



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PTS - LD
1400.01 - C2
40 - 1 - 2
31771

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

Borough: 4 Block: 00891 Lot: 0030

Pay Today The Easy Way
nyc.gov/payonline



Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due: \$65,256.68

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#923250223111801#
DURAKOVIC REALTY CO, INC.
39 RIDGEFIELD AVE.
RIDGEFIELD PARK NJ 07660-2233

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

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$978.12
Total amount due by January 2, 2024 if you no longer have a mortgage	\$65,256.68
Amount you may pay by January 2, 2024 if you choose to pay early	\$1,137.00
If you no longer have a mortgage and want to pay everything, please pay	\$65,415.56

Previous Charges	Amount
Total previous charges including interest and payments	\$198.12

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$61,906.64
Adopted Tax Rate			\$2,371.92
HPD-Inspection Fee (Non Hhw)- Fee		01/01/2024	\$200.00
HPD-Inspection Fee (Non Hhw)- Fee		01/01/2024	\$200.00
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	19	01/01/2024 40059300	\$380.00
Total current charges			\$65,058.56

Tax Year Charges Remaining	Activity Date	Due Date	Amount
HPD-Emergency Repair- Chg		04/01/2024	\$100.00
HPD-Emergency Repair- Fee		04/01/2024	\$50.00
HPD-Emergency Repair- Tax		04/01/2024	\$8.88
Total tax year charges remaining			\$158.88

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-891-30. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

Tax class 2 - Residential More Than 10 Units	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.2670%	
Estimated Market Value	12.5020%	
	\$2,380,000	
		Taxes
Billable Assessed Value	\$1,009,320	
Taxable Value	\$1,009,320 x 12.5020%	
Tax Before Abatements and STAR	\$126,185.20	\$126,185.20
Annual property tax		\$126,185.20
Original property tax billed in June 2023		\$123,813.28
Change In Property Tax Bill Based On New Tax Rate		\$2,371.92

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 3, 2024. 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.

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.

