



Department of Finance

59 MAIDEN LANE 22ND FLOOR
NEW YORK, NY 10038-4502
nyc.gov/finance

SCRIE STATEMENT OF ACCOUNT

#000682221022701#

81-31 BAXTER REALTY LLC
C/O SW MANAGEMENT LLC
145 HUGUENOT ST STE 503
NEW ROCHELLE NY 10801-5236

FEBRUARY 27, 2021

PROPERTY ADDRESS
81-31 BAXTER AVENUE

BOROUGH	BLOCK	LOT
QUEENS	1492	32

REPORTING PERIOD BEGIN DATE: 11/22/2020
REPORTING PERIOD END DATE: 02/27/2021
OPENING BALANCE AMOUNT: \$0.00
CLOSING BALANCE AMOUNT: \$0.00

<u>DESCRIPTION</u>	<u>TRANS DATE</u>	<u>AMOUNT</u>	<u>BALANCE</u>	<u>SCRIE TRANS ID OR HPD</u>	<u>DOF TRANS ID</u>	<u>TAX TYPE</u>	<u>ACCOUNT PERIOD</u>
RECEIVED	12/18/20	\$3,234.15	\$3,234.15	8002035301310			
APPLIED	12/18/20	-\$3,234.15	\$0.00		138683088	270	11/21/20

For further information, please contact 311.

LEGEND

DOF:	DEPARTMENT OF FINANCE
SCRIE:	SENIOR CITIZEN RENT INCREASE EXEMPTION
HPD:	DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
RECEIVED TRANS DATE:	DATE DOF RECEIVED SCRIE CREDITS OR DEBITS OR DATE HPD TRANSMITS SCRIE CREDITS OR DEBITS TO DOF
APPLIED TRANS DATE:	DATE DOF APPLIES SCRIE CREDITS OR DEBITS TO A REAL ESTATE ACCOUNT PERIOD
SCRIE TRANS ID OR HPD:	TRANSACTION ID ASSOCIATED WITH RECEIVED DOF SCRIE OR HPD SCRIE TRANSMITTAL TO DOF (MAY BE FOUND ON THE TAX ABATEMENT CREDIT REPORT)
DOF TRANS ID:	TRANSACTION ID USED BY DOF TO IDENTIFY SCRIE CREDITS OR DEBITS TRANSFERRED TO A REAL ESTATE ACCOUNT PERIOD

PLEASE REFER TO THE BACK OF THIS STATEMENT FOR MORE INFORMATION

SCRIE STATEMENT OF ACCOUNT

This statement is provided as a joint effort between Housing Preservation and Development (HPD) and the Department of Finance (DOF) to assist you in maintaining accurate SCRIE records.

The SCRIE Statement of Account is mailed by DOF on a quarterly basis to the landlord/managing agent.

THE SCRIE ACCOUNT

On a monthly basis, SCRIE credits/debits (by borough/block/lot) will be posted to the SCRIE account. Once the transaction is verified, the Landlord will be sent a confirmation notice which will include tenant identification, exemption period and transaction identification number to be used for cross referencing.

CREDIT BALANCES

DOF will apply credit balances from your SCRIE account to your property tax account in the following order to:

1. automatically offset any taxes that are due for the next period,
2. automatically offset any unpaid taxes that are past due, and
3. leave the remaining credits in the account to offset potential SCRIE debit adjustments.

In preparing for the annual real estate bill, DOF will take available SCRIE account credit balances and apply them to balances due for the next fiscal year.

REFUNDS

A taxpayer may direct DOF to apply their SCRIE credits to this property account or apply for a refund. (Note: Before a SCRIE refund is granted, a credit will be used to liquidate any open real estate charges.) You may only apply for a SCRIE refund by filing a Property Tax Refund Request Form. This form may be downloaded from our website at nyc.gov/finance. Taxpayers may also apply for a refund online. SCRIE inquiries may be directed to 311.

If an account balance falls below zero because of a SCRIE debit adjustment, DOF will add the debit balance to the next period for which taxes are due and issue an adjusted real estate bill.

TAX ABATEMENT CREDIT (TAC)

For active tenants, and tenants that are renewed timely, Finance will issue the TAC in advance of the lease period.

For example:

A tenant's current lease is covered by SCRIE; the benefit period is July 1, 2014 - June 30, 2016. The owner's building receives a semiannual property tax bill.

In late May and late November, six months of TAC will be posted to the owner's bill.

- Late May 2014: 6 months of TAC will be posted to the July 2014 bill to cover 7/1/14 - 12/31/14.
- Late November 2014: 6 months of TAC will be posted to the January 2015 bill to cover 1/1/15 - 6/30/15.
- Late May 2015: 6 months of TAC will be posted to the July 2015 bill to cover 7/1/15 - 12/31/15.
- Late November 2015: 6 months of TAC will be posted to the January 2016 bill to cover 1/1/16 - 6/30/16.

LANDLORD EXPRESS ACCESS PORTAL (LEAP) - available for DOF administered SCRIE and DRIE only

The Landlord Express Access Portal (LEAP) provides important information for landlords and managing agents of buildings with SCRIE and DRIE tenants. After you log in, you will find a link to up-to-date lists of SCRIE and DRIE tenants in your building as well as answers to Frequently Asked Questions (FAQs). The website also links you to applications that you can submit to update your address and adjust the tax abatement credits (TAC) for your SCRIE or DRIE tenants. You may also use LEAP to upload copies of your tenants' fully signed renewal leases and/or other rental documents.

The NYC LEAP homepage can be found at nyc.gov/nycleap

Need Help: Contact 311 or send us a message at nyc.gov/contactleap

NOTE: If you are receiving SCRIE Tax Abatement Credits (TAC) and you do not have a tenant that is receiving SCRIE benefits, please contact the Department of Finance immediately by sending us a message at nyc.gov/contactscrie. You may also visit our SCRIE office at 66 John Street, 3rd Floor, New York, NY. We are open Monday through Friday, between 8:30 AM and 4:30 PM.

If due to a disability you need an accommodation in order to apply for and receive a service, or to participate in a program offered by the Department of Finance, please contact the Disability Service Facilitator at nyc.gov/contactdofeeo or by calling 311.