



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: 98TH STREET COMMONS LLC
Property address: 34-38 98 STREET
Borough, block & lot: QUEENS (4), 01731, 0016

Mailing address:
98TH STREET COMMONS LLC
48 E. OLD COUNTRY RD.
MINEOLA NY 11501-4642

Outstanding Charges	\$0.00
New Charges	\$34,029.06
Amount Due	\$34,029.06

Please pay by January 2, 2020

PTS - LD
1400.01
40 - 0
50307

Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 4-01731-0016

**Department of
Finance**

Total amount due by January 2, 2020

\$34,029.06

Amount enclosed:

#925669219111601#

98TH STREET COMMONS LLC
48 E. OLD COUNTRY RD.
MINEOLA NY 11501-4642

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2020	\$33,880.86
Adopted Tax Rate			\$148.20
Total amount due			\$34,029.06

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

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.5140%	
New Tax rate	10.5370%	
Estimated Market Value \$1,578,000		
Billable Assessed Value	\$644,490	
Taxable Value	\$644,490 x 10.5370%	
Tax Before Abatements and STAR	\$67,909.92	\$67,909.92
Annual property tax		\$67,909.92
Original property tax billed in June 2019		\$67,761.72
Change In Property Tax Bill Based On New Tax Rate		\$148.20

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: 4-01731-0016 . 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.

