



# Property Tax Bill Quarterly Statement

Activity through February 22, 2020

**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

### Statement Billing Summary

Unpaid charges, if any	<b>\$0.00</b>
Current charges	\$0.00
<b>Total amount due by April 1, 2020</b>	<b>\$0.00</b>
Overpayments/credits on account	<b>\$1,422.48</b>

PTS - ZD  
1400.01  
40 - 0  
44558

**WARNING:** Finance will sell a lien on your property unless you resolve outstanding water/sewer charges by **May 14, 2020**. Please contact the Department of Environmental Protection's Water Lien Ombudsperson at (718) 595-6628.

This statement is for your information only.



**Department of  
Finance**

**Total amount due by April 1, 2020**

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

\$0.00

**Amount enclosed:**

#925661520022201#

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

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2019	\$-711.24
Refund Available		01/01/2020	\$-711.24
<b>Total overpayments/credits remaining on account</b>			<b>\$1,422.48</b>

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

**Annual Property Tax Detail**

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.5370%	
Current tax rate		
<b>Estimated Market Value \$1,578,000</b>		
<b>Billable Assessed Value</b>	<b>\$644,490</b>	
Tax Commission Reduction	-13,500.00	
<b>Taxable Value</b>	<b>\$630,990 x 10.5370%</b>	
<b>Tax Before Abatements and STAR</b>	<b>\$66,487.44</b>	<b>\$66,487.44</b>
<b>Annual property tax</b>		<b>\$66,487.44</b>

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 commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is June 1, 2020. RPIE filers with a tentative actual assessed value of \$750,000 or greater will be required to file an addendum in April containing rent roll information for the tax year during which filing of the income and expense statement is required. 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](http://www.nyc.gov/rpie) for more information.

**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](http://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.

