



Property Tax Bill Quarterly Statement

Activity through February 22, 2020

Owner name: CORNERTREE REALTY LTD.
Property address: 47-47 46TH ST.
Borough, block & lot: QUEENS (4), 02284, 0003

Mailing address:
CORNERTREE REALTY LTD.
47-47 46TH ST.
FLUSHING NY 11377-6648

Outstanding Charges	\$94.38
New Charges	\$3,869.63
Amount Due	\$3,964.01

Please pay by April 1, 2020. To avoid interest pay on or before April 15th.

PTS - LD
1400.01
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Visit us at nyc.gov/finance or call 311 for more information.



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-02284-0003

Total amount due by April 1, 2020

\$3,964.01

Amount enclosed:

#927141720022201#

CORNERTREE REALTY LTD.
47-47 46TH ST.
FLUSHING NY 11377-6648

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			\$94.38
Finance-Property Tax		04/01/2020	\$3,956.87
Adopted Tax Rate			\$-87.24
Total amount due			\$3,964.01

Annual Property Tax Detail

Tax class 2A - 4-6 Unit Residential Rental Bldg	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$964,800	12.4730%	
Billable Assessed Value	\$125,495	Taxes
Taxable Value	\$125,495 x 12.4730%	
Tax Before Abatements and STAR	\$15,653.00	\$15,653.00
Annual property tax		\$15,653.00

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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 for more information.

The above referenced premises is a participant in the Department of Housing Preservation and Development (HPD) Alternative Enforcement Program (AEP) and/or was previously a participant in AEP. Inspections and/or repairs may have been performed by HPD while the premises was in AEP, which may have resulted in AEP charges and/or AEP fees being assessed. Under NYC Administrative Code §27-2153, these AEP charges and fees become a tax lien against the premises and must be paid promptly when owed. If you have any questions about AEP, call (212) 863-8262.

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: 4-02284-0003 . 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.



If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

