



# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**Owner name:** TENNIS VIEW APARTMENTS INC  
**Property address:** 6 BURNS ST.  
**Borough, block & lot:** QUEENS (4), 03233, 0001

**Mailing address:**  
 TENNIS VIEW APARTMENTS INC.  
 6 BURNS ST. STE TV4  
 FLUSHING NY 11375-5283

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$865.11</b>
Current charges	\$80,868.21
<b>Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.</b>	<b>\$81,733.32</b>
Charges you can pre-pay	\$80,868.21
<b>If you want to pay everything you owe by January 2, 2020 please pay</b>	<b>\$162,326.58</b>
If you pay everything you owe by January 2, 2020, you would save	\$274.95

PTS - LD  
1400.01  
40 - 0  
90165



Please include this coupon if you pay by mail or in person. 4-03233-0001

**Department of  
Finance**

**Total amount due by January 2, 2020**  
**If you want to pay everything you owe by January 2, 2020 please pay**

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

\$81,733.32  
\$162,326.58

**Amount enclosed:**

#930070119111601#

TENNIS VIEW APARTMENTS INC.  
6 BURNS ST. STE TV4  
FLUSHING NY 11375-5283

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

<b>Previous Charges</b>	<b>Amount</b>
<b>Total previous charges including interest and payments</b>	<b>\$865.11</b>

<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		01/01/2020	\$82,756.83
Adopted Tax Rate			\$-2,611.32
Star Savings	01/01/2020		\$61.78
Co-op Condo Abatement	01/01/2020		\$660.92
<b>Total current charges</b>			<b>\$80,868.21</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2020	\$82,756.83
Adopted Tax Rate			\$-2,611.32
Star Savings	01/01/2020		\$61.78
Co-op Condo Abatement	01/01/2020		\$660.92
<b>Total tax year charges remaining</b>			<b>\$80,868.21</b>

**If you want to pay everything you owe by January 2, 2020 please pay** **\$162,326.58**  
If you pay everything you owe by January 2, 2020, you would save: **\$274.95**

<b>Overpayments/Credits</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Refund Available		10/11/2018	\$-97.75
Refund Available		10/11/2018	\$-97.75
Refund Available		10/11/2018	\$-95.10
Refund Available		10/11/2018	\$-93.71
Refund Available		10/11/2018	\$-0.37
Refund Available		10/11/2018	\$-0.37
Refund Available		10/11/2018	\$-0.37
Refund Available		10/11/2018	\$-0.35
Credit Balance		10/11/2018	\$-9.00
Credit Balance		10/11/2018	\$-9.00
Credit Balance		10/11/2018	\$-2.18
Credit Balance		10/11/2018	\$-6.57
Credit Balance		10/11/2018	\$-5.98
Credit Balance		07/01/2019	\$-490.49

**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: 4-03233-0001 . 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.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2019	\$-0.30
Credit Applied	11/16/2019		\$0.30
		<i>Total credit applied</i>	\$0.30
<b>Total overpayments/credits remaining on account</b>			<b>\$908.99</b>

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

	Overall	Taxes
<b>Tax class</b> 2 - Residential More Than 10 Units	<b>Tax Rate</b>	
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
<b>Estimated Market Value</b> \$10,972,000		
<b>Billable Assessed Value</b>	<b>\$3,847,320</b>	
Senior Citizen Homeowner	-58,651.00	
Combat Veteran	-16,566.00	
Basic Veteran	-13,283.00	
Disabled Veteran	-1,523.00	
<b>Taxable Value</b>	\$3,757,297 x 12.4730%	
<b>Tax Before Abatements and STAR</b>	\$468,647.68	<b>\$468,647.68</b>
Basic Star - School Tax Relief 65 Units	\$-89,727.00	\$-11,192.52**
Enhanced Star - School Tax Relief 13 Units	\$-41,051.00	\$-4,983.52**
Co-op/Condo Abatement 97 Units		\$-114,480.64
J51 Abatement		\$-10,740.92
<b>Annual property tax</b>		<b>\$327,250.08</b>
<b>Original property tax billed in June 2019</b>		<b>\$331,026.12</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-3,777.24</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

**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](http://www.nyc.gov/health/tobaccocontrol).

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](http://nyc.gov/rpie).

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.

