



# Property Tax Bill Quarterly Statement

Activity through June 6, 2020

**Owner name:** 75-76 THIRD AVENUE ASSETS IV LLC  
**Property address:** 69-33 AUSTIN ST.  
**Borough, block & lot:** QUEENS (4), 03237, 0030

**Mailing address:**  
C/O THE PARKOFF ORGANIZATION  
75-76 THIRD AVENUE ASSETS IV LLC  
98 CUTTERMILL RD. STE 444  
GREAT NECK NY 11021-3000

Outstanding Charges	\$0.00
New Charges	\$128,614.17
<b>Amount Due</b>	<b>\$128,614.17</b>

*Please pay by July 1, 2020*

PTS - LD  
1400.01  
40 - 1 - 4  
100955



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-03237-0030

**Pay Today The Easy Way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

Total amount due by July 1, 2020 if you still have a mortgage	\$513.75
Total amount due by July 1, 2020 if you no longer have a mortgage	\$128,614.17
If you no longer have a mortgage and want to pay everything, please pay	\$255,433.59

Amount enclosed:

#930197120060601#

C/O THE PARKOFF ORGANIZATION  
75-76 THIRD AVENUE ASSETS IV LLC  
98 CUTTERMILL RD. STE 444  
GREAT NECK NY 11021-3000

**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>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2020	\$128,100.42
Bldg-Signs- Chg 400742871		07/01/2020	\$100.00
Bldg-Signs- Chg 400743488		07/01/2020	\$100.00
Bldg-Signs- Chg 400742880		07/01/2020	\$108.75
Bldg-Signs- Chg 400868664		07/01/2020	\$45.00
Bldg-Signs- Chg 401819172		07/01/2020	\$70.00
Bldg-Signs- Chg 421197289		07/01/2020	\$45.00
Bldg-Signs- Chg 421197699		07/01/2020	\$45.00
<b>Total current charges</b>			<b>\$128,614.17</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$128,100.42
<b>Total tax year charges remaining</b>			<b>\$128,100.42</b>
If you pay everything you owe by July 1, 2020, you would save:			\$1,281.00

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2020	\$-0.55
Credit Applied	01/15/2020		\$0.55
		<i>Total credit applied</i>	\$0.55
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

**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: 4-03237-0030 . 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.



**Annual Property Tax Detail**

Tax class 4 - Commercial Or Industrial	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value \$5,713,000</b>	10.5370%	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$2,431,440</b>	
<b>Taxable Value</b>	\$2,431,440 x 10.5370%	
<b>Tax Before Abatements and STAR</b>	\$256,200.84	<b>\$256,200.84</b>
<b>Annual property tax</b>		<b>\$256,200.84</b>

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

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 July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. 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.

"The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311

**One City Built to Last, Compliance Notification**

**Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades**

This property may be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at [Help@NYCsustainability.org](mailto:Help@NYCsustainability.org) or call (212) 566-5584.

