



# Property Tax Bill Quarterly Statement

Activity through November 18, 2023

**Owner name:** C&F REALTY GROUP, LLC  
**Property address:** 22-40 HIMROD ST.  
**Borough, block & lot:** QUEENS (4), 03366, 0026

**Mailing address:**  
C&F REALTY GROUP, LLC  
C/O FRANK REINA  
6519 FRESH POND RD.  
RIDGEWOOD NY 11385-3332

Outstanding Charges	\$0.00
New Charges	\$22,502.76
<b>Amount Due</b>	<b>\$22,502.76</b>

*Please pay by January 2, 2024*



Citypay Payments - Property Taxes  
Pay as a Guest  
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes  
User ID and Password Required  
Pay by Wire or eCheck

PTS - ZB  
1400.01 - S0  
40 - 1 - 2  
107383

**Borough: 4   Block: 03366   Lot: 0026**

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



Statement of Account  
66 John Street  
Room 104 Mailroom  
New York, NY 10038

**Amount Due: \$22,502.76**

*If you have a mortgage, see the Account Overview on page 2.*

**Amount Enclosed:**

#930982823111801#  
C&F REALTY GROUP, LLC  
C/O FRANK REINA  
6519 FRESH POND RD.  
RIDGEWOOD NY 11385-3332

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

9309828231118 01 4033660026 0000002250276 00000000000000 240102312024000 0

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$0.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$22,502.76

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$22,414.88
Credit Adjustment	09/28/2023		\$-231.22
Adopted Tax Rate			\$849.92
SCRIE Credit Applied	11/10/2023		\$-530.82
<b>Total amount due</b>			<b>\$22,502.76</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2023	\$-231.22
Credit Applied	10/26/2023		\$231.22
		<i>Total credit applied</i>	\$231.22
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-3366-26. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

Visit [www.nyc.gov/taxbill](http://www.nyc.gov/taxbill) to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.2670%	
<b>Estimated Market Value</b>	12.5020%	
	<b>\$873,000</b>	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$365,450</b>	
Tax Commission Reduction	-3,770.00	
<b>Taxable Value</b>	\$361,680 x 12.5020%	
<b>Tax Before Abatements and STAR</b>	\$45,217.24	<b>\$45,217.24</b>
<b>Annual property tax</b>		<b>\$45,217.24</b>
<b>Original property tax billed in June 2023</b>		<b>\$44,829.76</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$849.92</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 storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is June 3, 2024. 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.

