



Property Tax Bill Quarterly Statement

Activity through June 6, 2020

Owner name: COLLEGE POINT GROCERY OWNERS LLC
1907 VENTURES, LLC
Property address: 132-01 20 AVENUE
Borough, block & lot: QUEENS (4), 04138, 0001

Mailing address:
1411 VENTURES, LLC
132-01 20 AVENUE
FLUSHING NY 11356

Outstanding Charges	\$1,857.67
New Charges	\$593,134.03
Amount Due	\$594,991.70

Please pay by July 1, 2020

PTS - LD
1400.01
40 - 1 - 4
126790



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-04138-0001

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020 if you still have a mortgage	\$3,432.92
Total amount due by July 1, 2020 if you no longer have a mortgage	\$594,991.70
If you no longer have a mortgage and want to pay everything, please pay	\$1,180,634.89

Amount enclosed:

#932796720060601#

1411 VENTURES, LLC
132-01 20 AVENUE
FLUSHING NY 11356

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

Previous Charges	Amount
Total previous charges including interest and payments	\$1,857.67

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2020	\$591,558.78
Bldg-Elevator- Chg 4607869		07/01/2020	\$100.00
Bldg-Signs- Chg 400656955		07/01/2020	\$100.00
Bldg-Signs- Chg 400657017		07/01/2020	\$70.00
Bldg-Signs- Chg 400656946		07/01/2020	\$100.00
Bldg-Signs- Chg 400384669		07/01/2020	\$155.25
Bldg-Signs- Chg 400384758		07/01/2020	\$100.00
Bldg-Signs- Chg Q00042450		07/01/2020	\$100.00
Bldg-Signs- Chg Q00042541		07/01/2020	\$100.00
Bldg-Signs- Chg Q00042547		07/01/2020	\$100.00
Bldg-Signs- Chg Q00042549		07/01/2020	\$100.00
Bldg-Signs- Chg Q00089881		07/01/2020	\$150.00
Bldg-Signs- Chg Q00089869		07/01/2020	\$225.00
Tax Commission Fee- Fee		07/01/2020	\$175.00
Total current charges			\$593,134.03

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$591,558.78
Total tax year charges remaining			\$591,558.78
If you pay everything you owe by July 1, 2020, you would save:			\$5,915.59

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2019	\$-28,790.28
Credit Applied	03/19/2020		\$28,790.28
Refund Available		01/01/2020	\$-12,145.96
Credit Applied	03/19/2020		\$12,145.96
		<i>Total credit applied</i>	\$40,936.24
Total overpayments/credits remaining on account			\$0.00

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: 4-04138-0001 . 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 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	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$29,546,000	10.5370%	
		Taxes
Billable Assessed Value	\$11,228,220	
Taxable Value	\$11,228,220 x 10.5370%	
Tax Before Abatements and STAR	\$1,183,117.56	\$1,183,117.56
Annual property tax		\$1,183,117.56

For information about the interest rate charged on late payments, visit 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 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 or call 311

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.

