



# Property Tax Bill

## Quarterly Statement

Activity through November 18, 2023

**Owner name:** ROYAL CHEN'S REALTY LLC  
ABACUS FEDERAL SAVINGS BANK

**Property address:** 144-05 38TH AVE.

**Borough, block & lot:** QUEENS (4), 05015, 0085

**Mailing address:**

ABACUS FEDERAL SAVINGS BANK  
6 BOWERY FL. 4  
NEW YORK NY 10013-5196

Outstanding Charges \$0.00

New Charges \$0.00

**Amount Due \$0.00**

You are set up for autopay. Please do not pay this notice.



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 - AD  
1400.01 - C4  
40 - 1 - 1  
149331

**Borough: 4 Block: 05015 Lot: 0085**

**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: \$0.00**

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

**Amount Enclosed:**

#935241623111801#  
ABACUS FEDERAL SAVINGS BANK  
6 BOWERY FL. 4  
NEW YORK NY 10013-5196

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

9352416231118 01 4050150085 00000000000000 00000000000000 240102312024000 1

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$0.00

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$0.00
Total current charges			\$0.00

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$0.00
Total tax year charges remaining			\$0.00

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		06/20/2023	\$-2,821.66
Credit Balance		06/20/2023	\$-13.00
Total overpayments/credits remaining on account			\$2,834.66

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For more information, visit [nyc.gov/propertytaxrefund](https://nyc.gov/propertytaxrefund).

**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: 4-5015-85. 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](https://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**

		<b>Overall</b>	
		<b>Tax Rate</b>	
Tax class	1 - Small Home, Less Than 4 Families	20.3090%	
Original tax rate billed		20.0850%	
New Tax rate			
<b>Estimated Market Value</b>		<b>\$1,772,000</b>	
			<b>Taxes</b>
<b>Billable Assessed Value</b>		<b>\$56,970</b>	
<b>Taxable Value</b>		$\$56,970 \times 20.0850\%$	
<b>Tax Before Abatements and STAR</b>		<b>\$11,570.04</b>	<b>\$11,570.04</b>
<b>Annual property tax</b>			<b>\$11,570.04</b>
<b>Original property tax billed in June 2023</b>			<b>\$11,570.04</b>

