



# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**Owner name:** 41 AVENUE REALTY GROUP LLC  
**Property address:** 132-48 41ST AVE.  
**Borough, block & lot:** QUEENS (4), 05039, 0026

**Mailing address:**  
HE FEN ZHU  
133-44 EVERY AVE.  
FLUSHING NY 11355

Outstanding Charges	\$0.00
New Charges	\$25,747.84
<b>Amount Due</b>	<b>\$25,747.84</b>

*Please pay by January 2, 2020*

PTS - LD  
1400.01  
45 - 0  
133132

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-05039-0026

**Total amount due by January 2, 2020**

**\$25,747.84**

**Amount enclosed:**

#934808219111601#

HE FEN ZHU  
133-44 EVERY AVE.  
FLUSHING NY 11355

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2020	\$26,338.40
Adopted Tax Rate			\$-580.56
Payment	11/10/2019		\$-10.00
<b>Total amount due</b>			<b>\$25,747.84</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		10/23/2019	\$-10.00
Credit Applied	11/10/2019		\$10.00
		<i>Total credit applied</i>	\$10.00
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

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

Tax class 2A - 4-6 Unit Residential Rental Bldg	<b>Overall Tax Rate</b>	
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
<b>Estimated Market Value</b>	<b>\$1,275,000</b>	
<b>Billable Assessed Value</b>	<b>\$417,672</b>	<b>Taxes</b>
<b>Taxable Value</b>	$\$417,672 \times 12.4730\%$	
<b>Tax Before Abatements and STAR</b>	<b>\$52,096.24</b>	<b>\$52,096.24</b>
<b>Annual property tax</b>		<b>\$52,096.24</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-580.56</b>

**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).

**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: 4-05039-0026 . 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.



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).

