



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: SJS ASSOCIATES LLC
Property address: 140-02 FRANKLIN AVENUE
Borough, block & lot: QUEENS (4), 05182, 0001

Mailing address:
 SJS ASSOCIATES LLC
 10818 QUEENS BLVD. STE 302
 FOREST HILLS NY 11375-4758

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$282,947.65
Total amount due by January 2, 2020	\$282,947.65
Total property tax amount due January 2, 2020 from New York Community Bank You, the property owner	\$280,647.65 \$2,300.00

PTS - LD
1400.01
40 - 1
138316



Please include this coupon if you pay by mail or in person. 4-05182-0001

**Department of
Finance**

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2020 if you still have a mortgage
Total amount due by January 2, 2020 if you no longer have a mortgage

\$2,300.00
\$282,947.65

Amount enclosed:

#935545119111601#

SJS ASSOCIATES LLC
10818 QUEENS BLVD. STE 302
FOREST HILLS NY 11375-4758

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	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$293,132.87
Adopted Tax Rate			\$-6,483.84
SCRIE Credit Applied	11/16/2019		\$-6,001.38
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	115	01/01/2020 40021100	\$1,150.00
Rent Stabilization Fee- Chg	115	01/01/2020 40021100	\$1,150.00
Total current charges			\$282,947.65

* The rent stabilization fee increased to \$20 per unit as of July 1, 2019. This fee was calculated at the old rate on your previous property tax bill. You will see two charges on this bill. One is the current charge at the new rate, and the second is the difference between what you were previously billed and the new legal rate.

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2014	\$-2,887.33
Credit Balance		01/21/2015	\$-2,934.96
Total overpayments/credits remaining on account			\$5,822.29

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

	Overall Tax Rate	Taxes
Tax class 2 - Residential More Than 10 Units		
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
Estimated Market Value \$10,920,000		
Billable Assessed Value	\$4,664,630	
Taxable Value	\$4,664,630 x 12.4730%	
Tax Before Abatements and STAR	\$581,819.32	\$581,819.32
Annual property tax		\$581,819.32
Change In Property Tax Bill Based On New Tax Rate		\$-6,483.84

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: 4-05182-0001 . 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.



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.

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.

One City Built to Last, Compliance Notification

Local Law 133/16 - Benchmarking Energy and Water Use

This property is required to benchmark its energy and water consumption for calendar year 2019 by May 1, 2020, in accordance with NYC Benchmarking Law. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

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

This property is now 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>

Local Law 87/09 - Energy Audits and Retro-Commissioning

This property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "9", you will need to comply by December 31, 2019. If your property is on a tax block that ends in the number "0", you will need to comply by December 31, 2020. If your property is on a tax block that ends in the number "2", you will need to comply by December 31, 2022. To find your tax block, visit www.nyc.gov/BBL.

For a detailed explanation of the requirements, please visit <https://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>

