



# 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

Pay today the easy way  
[nyc.gov/payonline](http://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
<b>Rent Stabilization *</b>	<b># Apts</b>	<b>RS fee identifiers</b>	
Rent Stabilization Fee- Chg	115	01/01/2020 40021100	\$1,150.00
Rent Stabilization Fee- Chg	115	01/01/2020 40021100	\$1,150.00
<b>Total current charges</b>			<b>\$282,947.65</b>

\* 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
<b>Total overpayments/credits remaining on account</b>			<b>\$5,822.29</b>

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

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

**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](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.



**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).

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).

### **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](http://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](http://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>

