



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: OSHI & B LLC

Property address: 144-15 78TH AVE.

Borough, block & lot: QUEENS (4), 06669, 0050

Mailing address:

C/O FRENKEL, HERSHKOWITZ & SHA

OSHI & B. LLC

49 W. 37TH ST. FL. 9

NEW YORK NY 10018-6257

Outstanding Charges \$0.00

New Charges \$1,657.27

Amount Due \$1,657.27

Please pay by January 4, 2021. To avoid interest pay on or before January 15th.

Most Department of Finance services are available online:

- To pay your bill, visit nyc.gov/payonline.
- For general information, visit nyc.gov/finance.
- To submit a question to the Department of Finance, visit nyc.gov/dofaccount.

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-06669-0050

Total amount due by January 4, 2021

\$1,657.27

If you want to pay everything you owe by January 4, 2021 please pay

\$3,308.91

Amount enclosed:

#938880020112101#

C/O FRENKEL, HERSHKOWITZ & SHA
OSHI & B. LLC
49 W. 37TH ST. FL. 9
NEW YORK NY 10018-6257

Make checks payable & mail payment to:

NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9388800201121 01 4066690050 0000000165727 0000000330891 210104112021000 0

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,676.59
Adopted Tax Rate			\$-19.32
Total amount due			\$1,657.27

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,676.59
Adopted Tax Rate			\$-19.32
Total tax year charges remaining			\$1,657.27
If you want to pay everything you owe by January 4, 2021 please pay			\$3,308.91
If you pay everything you owe by January 4, 2021, you would save:			\$5.63

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$857,000		
Billable Assessed Value	\$31,683	Taxes
Taxable Value	\$31,683 x 21.0450%	
Tax Before Abatements and STAR	\$6,667.72	\$6,667.72
Annual property tax		\$6,667.72
Original property tax billed in June 2020		\$6,706.36
Change In Property Tax Bill Based On New Tax Rate		\$-38.64

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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: 4-06669-0050 . 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.

