



Property Tax Bill Quarterly Statement

Activity through June 5, 2021

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 \$1,766.89

Amount Due \$1,766.89

Please pay by July 1, 2021. To avoid interest pay on or before July 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.

PTS - LD
1400.01
40 - 0 - 1
188458



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

Total amount due by July 1, 2021

\$1,766.89

If you want to pay everything you owe by July 1, 2021 please pay

\$7,032.22

Amount enclosed:

#939061821060501#

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

9390618210605 01 4066690050 0000000176689 0000000703222 210701112022000 2

| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|------------|-------------------|
| Outstanding charges including interest and payments | | | \$0.00 |
| Finance-Property Tax | | 07/01/2021 | \$1,766.89 |
| Total amount due | | | \$1,766.89 |

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|---|---------------|------------|-------------------|
| Finance-Property Tax | | 10/01/2021 | \$1,766.89 |
| Finance-Property Tax | | 01/01/2022 | \$1,766.89 |
| Finance-Property Tax | | 04/01/2022 | \$1,766.89 |
| Total tax year charges remaining | | | \$5,300.67 |
| If you want to pay everything you owe by July 1, 2021 please pay | | | \$7,032.22 |
| If you pay everything you owe by July 1, 2021, you would save: | | | \$35.34 |

Annual Property Tax Detail

| | | |
|--|---------------------|-------------------|
| Tax class 1 - Small Home, Less Than 4 Families | Overall | |
| Current tax rate | Tax Rate | |
| Estimated Market Value \$911,000 | 21.0450% | |
| Billable Assessed Value | \$33,583 | Taxes |
| Taxable Value | \$33,583 x 21.0450% | |
| Tax Before Abatements and STAR | \$7,067.56 | \$7,067.56 |
| Annual property tax | | \$7,067.56 |

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

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

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.



Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

