



Property Tax Bill Quarterly Statement

Activity through June 5, 2021

Owner name: JAMAICA SEVEN LLC C/O
Property address: 144-06 88TH AVE.
Borough, block & lot: QUEENS (4), 09686, 0015

Mailing address:
C/O ZARA REALTY HOLDING CORP.
JAMAICA SEVEN LLC C/O
8805 MERRICK BLVD. APT. L3
JAMAICA NY 11432-4107

Outstanding Charges	\$0.00
New Charges	\$52,337.64
Amount Due	\$52,337.64

Please pay by July 1, 2021

PTS - LD
1400.01
40 - 1 - 2
255661



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-09686-0015

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2021 if you still have a mortgage	\$13.00
Total amount due by July 1, 2021 if you no longer have a mortgage	\$52,337.64
Amount you may pay by July 1, 2021 if you choose to pay early	\$593.00
If you no longer have a mortgage and want to pay everything, please pay	\$107,437.36

Amount enclosed:

#945860121060501#

C/O ZARA REALTY HOLDING CORP.
JAMAICA SEVEN LLC C/O
8805 MERRICK BLVD. APT. L3
JAMAICA NY 11432-4107

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

9458601210605 01 4096860015 0000005233764 0000000059300 210701312022000 4

Previous Charges	Amount
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Total previous charges including interest and payments	\$0.00
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2021	\$56,333.14
Solar	06/05/2021		\$-1,262.72
SCRIE Credit Applied	06/05/2021		\$-2,745.78
HPD-Property Registration Fee- Fee		07/01/2021	\$13.00
Total current charges			\$52,337.64

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$56,333.14
Solar	06/05/2021		\$-1,262.72
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	29	01/01/2022 41841900	\$580.00
Total tax year charges remaining			\$55,650.42

If you pay everything you owe by July 1, 2021, you would save: \$550.70

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall
Current tax rate	Tax Rate
Estimated Market Value \$2,041,000	12.2670%
	Taxes
Billable Assessed Value	\$918,450
Taxable Value	\$918,450 x 12.2670%
Tax Before Abatements and STAR	\$112,666.28
Solar	\$-2,525.44
Annual property tax	\$110,140.84

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: 4-09686-0015 . 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.



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.

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.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

