



Property Tax Bill Quarterly Statement

Activity through June 3, 2023

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

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

Outstanding Charges	\$0.00
New Charges	\$52,350.40
Amount Due	\$52,350.40

Please pay by July 3, 2023



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PTS - ZB
1400.01 - C
40 - 1 - 2
259455

Borough: 4 Block: 09686 Lot: 0015

Pay Today The Easy Way
nyc.gov/payonline



Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due: \$52,350.40

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#946200323060301#
JAMAICA SEVEN LLC C/O
C/O ZARA REALTY HOLDING CORP.
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

9462003230603 01 4096860015 0000005235040 00000000000000 230703312024000 8

Account Overview	Amount
Total amount due by July 3, 2023 if you still have a mortgage	\$0.00
Total amount due by July 3, 2023 if you no longer have a mortgage	\$52,350.40
If you no longer have a mortgage and want to pay everything, please pay	\$115,532.06

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2023	\$65,082.58
Solar	06/03/2023		\$-1,262.72
Payment	06/03/2023		\$-11,469.46
HPD-Property Registration- Fee		07/01/2023	\$13.00
Payment	06/03/2023		\$-13.00
Total current charges			\$52,350.40

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$65,082.58
Solar	06/03/2023		\$-1,262.72
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	29	01/01/2024	\$580.00
Payment	06/03/2023		\$-580.00
Total tax year charges remaining			\$63,819.86
If you pay everything you owe by July 3, 2023, you would save:			\$638.20

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		05/22/2023	\$-12,062.46
Credit Applied	06/02/2023		\$12,062.46
Credit Balance		05/22/2023	\$-12,062.46

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-9686-15. Our address is P. O. Box 680, Newark, NJ 07101-0680.

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.

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.



Overpayments/Credits	Activity Date	Due Date	Amount
Credit Applied	06/03/2023		\$12,062.46
		<i>Total credit applied</i>	\$24,124.92
Total overpayments/credits remaining on account			\$0.00

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$2,358,000	12.2670%	
Billable Assessed Value	\$1,061,100	Taxes
Taxable Value	\$1,061,100 x 12.2670%	
Tax Before Abatements and STAR	\$130,165.16	\$130,165.16
Solar		\$-2,525.44
Annual property tax		\$127,639.72

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.

