



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: METRO GARDEN LLC
VAN WYCK 132 LLC
Property address: 224-05 JAMAICA AVE.
Borough, block & lot: QUEENS (4), 10743, 0001

Mailing address:
METRO GARDEN LLC
40 CUTTERMILL RD. STE 504
GREAT NECK NY 11021-3213

Outstanding Charges	\$309.42
New Charges	\$40,820.26
Amount Due	\$41,129.68

Please pay by January 2, 2024



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 - LD
1400.01 - S2
40 - 1 - 4
283813

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

Borough: 4 Block: 10743 Lot: 0001

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$41,129.68

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

Amount Enclosed:

#948926523111801#
METRO GARDEN LLC
40 CUTTERMILL RD. STE 504
GREAT NECK NY 11021-3213

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

9489265231118 01 4107430001 0000004112968 0000000030942 240102312024000 3

Account Overview	Amount
Total amount due by January 2, 2024 if you still have a mortgage	\$309.42
Total amount due by January 2, 2024 if you no longer have a mortgage	\$41,129.68

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$309.42
Finance-Property Tax		01/01/2024	\$41,238.62
Adopted Tax Rate			\$-418.36
Total amount due			\$41,129.68

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

	Overall	
Tax class 4 - Commercial Or Industrial	Tax Rate	
Original tax rate billed	10.6460%	
New Tax rate	10.5920%	
Estimated Market Value	\$1,877,000	
		Taxes
Billable Assessed Value	\$774,725	
Taxable Value	$\$774,725 \times 10.5920\%$	
Tax Before Abatements and STAR	\$82,058.88	\$82,058.88
Annual property tax		\$82,058.88
Original property tax billed in June 2023		\$82,477.24
Change In Property Tax Bill Based On New Tax Rate		\$-418.36

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is June 3, 2024. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

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: 4-10743-1. Our address is PO 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.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.