



# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**Owner name:** CHANNEL HOLDING COMPANY, INC  
**Property address:** 59-14 BEACH CHANNEL DR.  
**Borough, block & lot:** QUEENS (4), 16011, 0105

**Mailing address:**  
CHANNEL HOLDING COMPANY, INC.  
5914 BEACH CHANNEL DR.  
FAR ROCKAWAY NY 11692-1436

Outstanding Charges	\$12,520.54
New Charges	\$19,659.04
<b>Amount Due</b>	<b>\$32,179.58</b>

*Please pay by January 2, 2020*

PTS - LD  
1400.01  
40 - 0  
337093

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-16011-0105

**Total amount due by January 2, 2020**

**\$32,179.58**

**Amount enclosed:**

#956462219111601#

CHANNEL HOLDING COMPANY, INC.  
5914 BEACH CHANNEL DR.  
FAR ROCKAWAY NY 11692-1436

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$12,520.54
Finance-Property Tax		01/01/2020	\$19,573.40
Adopted Tax Rate			\$85.64
<b>Total amount due</b>			<b>\$32,179.58</b>

**How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020**

Tax class 4 - Commercial Or Industrial	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	10.5140%	
	10.5370%	
<b>Estimated Market Value</b>	<b>\$918,000</b>	
<b>Billable Assessed Value</b>	<b>\$372,330</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$372,330 x 10.5370%	
<b>Tax Before Abatements and STAR</b>	\$39,232.44	<b>\$39,232.44</b>
<b>Annual property tax</b>		<b>\$39,232.44</b>
<b>Original property tax billed in June 2019</b>		<b>\$39,146.80</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$85.64</b>

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit [nyc.gov/rpie](http://nyc.gov/rpie).

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

**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: 4-16011-0105 . 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](http://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.

