

Owner name: ARMSTRONG GARDENS OWNERS  
CORP

Property address: 475 ARMSTRONG AVE.

|                              |               |          |
|------------------------------|---------------|----------|
| Borough<br>STATEN ISLAND (5) | Block<br>5229 | Lot<br>7 |
|------------------------------|---------------|----------|

### How much do I owe?

|                                             |                    |
|---------------------------------------------|--------------------|
| Outstanding charges                         | \$0.00             |
| New charges                                 | \$26,596.10        |
| <b>Total amount due by January 2, 2024*</b> | <b>\$26,596.10</b> |

\* To avoid interest, you must pay by January 16.

### Ways to pay:

#### Most common way to pay



#### Online

Go to **www.nyc.gov/citypay** or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.



*No fees when you pay from your checking account (e-check) or electronic wire transfer.*

#### Other ways to pay



#### By Mail

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.



#### In Person

Visit a DOF business center with a copy of this bill. See [www.nyc.gov/visitdof](http://www.nyc.gov/visitdof) for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

PTS - LD - 1400.01 - C4 - 40 - 0 - 2 - 96728

**Borough: 5    Block: 05229    Lot: 0007**



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

**Want faster payment processing  
and instant confirmation?**

Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)

**Amount Due 01/02/24: \$26,596.10**

**Amount Enclosed:**

#969820623111801#  
ARMSTRONG GARDENS OWNERS CORP.  
1 PLAZA RD. STE 101  
GREENVALE NY 11548-1027

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

| Billing Summary                                                                                                                                                                                                                                                                                           | Amount             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Outstanding charges<br>(Sum of unpaid balance and interest fees from billing periods)                                                                                                                                                                                                                     | \$0.00             |
| New charges<br>(Sum of new property taxes and other charges-see below for details)                                                                                                                                                                                                                        | \$26,596.10        |
| <b>AMOUNT DUE BY JANUARY 2, 2024</b>                                                                                                                                                                                                                                                                      | <b>\$26,596.10</b> |
| The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$91.62 that you would receive if you pay by January 16, 2024. | \$53,450.90        |

**Your property details:**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| Estimated market value:           | \$2,797,000                        |
| Tax class:                        | 2 - Residential More Than 10 Units |
| Prior year tax rate:              | 12.2670%                           |
| Current tax rate:                 | 12.5020%                           |
| Exemptions:                       |                                    |
| Senior Citizen Homeowner          | \$7,485.00                         |
| Combat Veteran                    | \$5,082.00                         |
| Basic Veteran                     | \$7,008.00                         |
| Disabled Veteran                  | \$5,279.00                         |
| Abatements and/or STAR:           |                                    |
| Basic Star - School Tax Relief    | 17 units \$4,930.88                |
| Enhanced Star - School Tax Relief | 3 units \$1,941.00                 |
| Co-op/Condo Abatement             | 49 units \$31,813.20               |

**How we calculate your annual taxes:**

|                               |                     |
|-------------------------------|---------------------|
| Billable assessed value:      | \$1,180,320.00      |
| minus exemptions:             | – \$24,854.00       |
| times the current tax rate:   | x 12.5020%          |
| minus abatements and/or STAR: | – \$38,685.08       |
| <b>Annual property tax:</b>   | <b>\$105,771.28</b> |

## Activity for This Billing Period

**Messages for You:**

Visit [www.nyc.gov/taxbill](http://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.

**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 BBL number: 5-5229-7. 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.



## Department of Finance

November 18, 2023  
Armstrong Gardens Owners Corp  
475 Armstrong Ave.  
5-05229-0007  
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### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

|                                    | <u>Activity Date</u> |                    |
|------------------------------------|----------------------|--------------------|
| Finance-Property Tax               |                      | \$26,114.38        |
| Adopted Tax Rate                   | 01/01/2024           | \$1,357.66         |
| Star Savings                       | 01/01/2024           | \$-46.42           |
| Co-op Condo Abatement              | 10/14/2023           | \$-175.16          |
| Co-op Condo Abatement              | 01/01/2024           | \$-304.04          |
| Payment                            | 10/21/2023           | \$-175.16          |
| Payment                            | 10/21/2023           | \$-175.16          |
| <b>Department of Finance Total</b> |                      | <b>\$26,596.10</b> |

### Overpayments/Credits

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit [www.nyc.gov/propertytaxrefund](http://www.nyc.gov/propertytaxrefund). For more details about your account, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

|                                             |               |
|---------------------------------------------|---------------|
| Credit Balance                              | \$-350.32     |
| Credit Applied                              | \$350.32      |
| <b>Total Overpayments/Credits Remaining</b> | <b>\$0.00</b> |

## Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

|                       | <u>Due Date</u> | <u>Activity Date</u> |             |
|-----------------------|-----------------|----------------------|-------------|
| Finance-Property Tax  | 04/01/2024      |                      | \$26,114.38 |
| Adopted Tax Rate      |                 | 01/01/2024           | \$1,357.66  |
| Star Savings          |                 | 01/01/2024           | \$-46.42    |
| Co-op Condo Abatement |                 | 10/14/2023           | \$-175.16   |
| Co-op Condo Abatement |                 | 01/01/2024           | \$-304.04   |

### Additional Messages for You:

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](http://www.nyc.gov/rpie) for more information.

