



Property Tax Bill Quarterly Statement

Activity through November 21, 2014

Owner name: DIAMOND CLOVE, INC.
Property address: 248 AUDUBON AVE.
Borough, block & lot: MANHATTAN (1), 02133, 0076

Mailing address:
DIAMOND CLOVE, INC.
248 AUDUBON AVE.
NEW YORK, NY 10033-6332

Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$0.00
Total amount due by January 2, 2015	\$0.00
Total property tax amount due January 2, 2015 from	
New York Community Bank	\$0.00
You, the property owner	\$0.00
Overpayments/credits on account	\$19,516.31

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This statement is for your information only.

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2015 if you still have a mortgage

\$0.00

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DIAMOND CLOVE, INC.
248 AUDUBON AVE.
NEW YORK NY 10033-6332

Amount enclosed:

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680



Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2015	\$9,136.17
SCRIE Rent Stabilization Abatement	09/22/2014		\$-9,136.17
Housing-Emergency Repair		01/01/2015	\$811.37
Credit Received	11/21/2014		\$-811.37
Health-Inspection		01/01/2015	\$85.50
Credit Received	11/21/2014		\$-93.09
Sales Tax	11/15/2014		\$7.59
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	32	01/01/2015 010453000 453000	\$320.00
Credit Received	11/21/2014		\$-320.00
Total current charges			\$0.00

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Housing-Emergency Repair		04/01/2015	\$100.00
Credit Received	11/21/2014		\$-148.88
Sales Tax	09/19/2014		\$8.88
Administrative Fee	09/19/2014		\$40.00
Total tax year charges remaining			\$0.00

Overpayments/Credits	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2014	\$0.00
Drie Disability Rent Increase Abate	11/21/2014		\$-3,417.84
Finance-Property Tax		07/01/2014	\$0.00
SCRIE Rent Stabilization Abatement	11/20/2014		\$-16,209.37
Credit Applied	11/21/2014		\$1,373.34
Finance-Property Tax		01/01/2015	\$0.00
Adopted Tax Rate			\$-1,262.44
		<i>Total credit applied</i>	\$1,373.34
Total overpayments/credits remaining on account			\$-19,516.31

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: 1-02133-0076. 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.



How We Calculated Your Property Tax For July 1, 2014 Through June 30, 2015

Tax class 2 - Residential, More Than 10 Units	Tax rate			
Original tax rate billed June 2014	13.1450%			
New tax rate	12.8550%			
Estimated market value \$1,262,000	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements	\$435,330	X 12.8550%	=	\$55,962
Tax before abatements				\$55,962
Annual property tax				\$55,962
Original property tax billed in June 2014				\$57,224
Change in property tax bill based on new tax rate				\$-1,262

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 1, 2015. 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.

You may protest any Emergency Repair/Demolition charge, Alternative Enforcement Program charge, or HPD inspection fee charged under NYC Housing Maintenance Code (HMC) section 27-2115(k)(1), by filing an objection in writing with the Department of Housing Preservation and Development (HPD). Any such objection must be filed **prior to the date that the charge becomes due and payable, as provided in HMC section 27-2144**. For information on filing an objection, please call HPD at 212-863-6020 or email HPD at hpderp@hpd.nyc.gov. The above-mentioned charges are enforced as tax liens on real property under article 8 of subchapter 5 of the HMC.

