



Property Tax Bill Quarterly Statement

Activity through November 21, 2014

Owner name: 2055 CRUGER LLC
Property address: 2055 CRUGER AVE.
Borough, block & lot: BRONX (2), 04284, 0020

Mailing address:
2055 CRUGER LLC
JAC ZADRIMA
4419 3RD AVE. RM. 4A
BRONX, NY 10457-2564

Statement Billing Summary

Previous charges	\$1,604.09
Amount paid	\$-13.00
Interest	\$29.46
Unpaid charges, if any	\$1,620.55
Current charges	\$61,894.04
Total amount due by January 2, 2015	\$63,514.59

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61647



Please include this coupon if you pay by mail or in person. 2-04284-0020

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2015

\$63,514.59

Amount enclosed:

#9753446 141121017#

2055 CRUGER LLC
JAC ZADRIMA
4419 3RD AVE. RM. 4A
BRONX NY 10457-2564

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



Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$1,620.55

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2015	\$63,896.52
Drie Disability Rent Increase Abate	11/21/2014		\$-165.36
Adopted Tax Rate			\$-2,819.32
Housing-Emergency Repair		01/01/2015	\$214.53
Payment	11/20/2014		\$-214.53
Housing-Emergency Repair		01/01/2015	\$148.88
Payment	11/20/2014		\$-148.88
Health-Extermination		01/01/2015	\$62.50
Sales Tax	08/29/2014		\$5.55
Health-Extermination		01/01/2015	\$62.50
Sales Tax	09/16/2014		\$5.55
Health-Extermination		01/01/2015	\$62.50
Sales Tax	09/30/2014		\$5.55
Health-Extermination		01/01/2015	\$62.50
Sales Tax	10/15/2014		\$5.55
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	71	01/01/2015 020077300 077300	\$710.00
Total current charges			\$61,894.04

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Housing-Emergency Repair		04/01/2015	\$398.00
Payment	11/20/2014		\$-592.52
Sales Tax	10/20/2014		\$35.32
Administrative Fee	10/20/2014		\$159.20
Total tax year charges remaining			\$0.00

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: 2-04284-0020. 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 \$2,338,000	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements	\$972,180	X 12.8550%	=	\$124,974
Tax before abatements				\$124,974
Annual property tax				\$124,974
Original property tax billed in June 2014				\$127,793
Change in property tax bill based on new tax rate				\$-2,819

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.

Greener, Greater, Building Plan
 The building(s) on this property are required to benchmark energy consumption for calendar year 2014 by May 1, 2015 in accordance with Local law 84 of 2009.

The property may also be required to complete Energy Audits and Retro-Commissioning (Local Law 87 of 2009). If your property is on a block that ends in the number "5", then you must comply with Local Law 87 by December 31, 2015. For a detailed explanation of the benchmarking law, please visit www.nyc.gov/LL84, and for the energy audits/retro-commissioning law, please visit www.nyc.gov/LL87.

