



**Department of Finance**

**Property Tax Bill  
Quarterly Statement**

Activity through November 20, 2015

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	\$2,349.26
Amount paid	\$-13.00
Interest	\$60.38
<b>Unpaid charges, if any</b>	<b>\$2,396.64</b>
Current charges	\$65,269.53
<b>Total amount due by January 4, 2016</b>	<b>\$67,666.17</b>
<b>Total property tax amount due January 4, 2016 from Signature Bank (NY)</b>	<b>\$64,559.53</b>
<b>You, the property owner</b>	<b>\$3,106.64</b>
Charges you can pre-pay	\$25.39
<b>Total amount you may pay by January 4, 2016</b>	<b>\$3,132.03</b>

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!

001400.01  
61677



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

**Department of Finance**

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

Total amount due by January 4, 2016 if you still have a mortgage	\$3,106.64
Total amount due by January 4, 2016 if you no longer have a mortgage	\$67,666.17
Amount you may pay by January 4, 2016 if you choose to pay early	\$3,132.03
If you no longer have a mortgage and want to pay everything, please pay	\$67,691.56

Amount enclosed:

#8061984 151120015#

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





Statement Details

Department of Finance

Table with 3 columns: Previous Charges, Due Date, Amount. Total previous charges including interest and payments: \$2,396.64

Table with 4 columns: Current Charges, Activity Date, Due Date, Amount. Total current charges: \$65,269.53

Table with 4 columns: Tax Year Charges Remaining, Activity Date, Due Date, Amount. Total tax year charges remaining: \$25.39

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Table showing tax calculations: Tax class 2 - Residential, More Than 10 Units; Estimated market value \$2,521,000; Billable assessed value \$1,018,170; New Tax rate 12.8830%; Taxes \$131,171.

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.





**Department of  
Finance**

**Statement Details**

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, 2016. 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).

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) or section 27-2115(f), 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 e-mail HPD at [hpdcrp@hpdnyc.gov](mailto:hpdcrp@hpdnyc.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 Compliance Notification**

This property is required to benchmark energy and water consumption for calendar year 2015 by May 1, 2016, in accordance with Local law 84 of 2009. For a detailed explanation of the requirements, please visit [www.nyc.gov/LL84](http://www.nyc.gov/LL84).

The property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "6" you will need to comply by December 31, 2016. If your property is on a tax block that ends in the number "8" you will need to comply by December 31, 2018. To find your tax block, visit [www.nyc.gov/BBL](http://www.nyc.gov/BBL). For a detailed explanation of the requirements, please visit [www.nyc.gov/LL87](http://www.nyc.gov/LL87).

