



Department of Finance

**Property Tax Bill
Quarterly Statement**

Activity through February 19, 2016

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	\$67,666.17
Amount paid	\$-64,559.53
Interest	\$94.41
Unpaid charges, if any	\$3,201.05
Current charges	\$303.48
Total amount due by April 1, 2016	\$3,504.53
Total property tax amount due April 1, 2016 from Signature Bank (NY)	\$0.00
You, the property owner	\$3,504.53
Charges you can pre-pay	\$317.76
Total amount you may pay by April 1, 2016	\$3,822.29

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

WARNING: Finance will sell a lien on your property unless you resolve outstanding property tax and/or water sewer charges by **May 11, 2016**. Please contact Finance's Tax Lien Ombudsperson at (212) 440-5408.

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57461



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 April 1, 2016 if you still have a mortgage	\$3,504.53
Total amount due by April 1, 2016 if you no longer have a mortgage	\$3,504.53
Amount you may pay by April 1, 2016 if you choose to pay early	\$3,822.29
If you no longer have a mortgage and want to pay everything, please pay	\$3,822.29

Amount enclosed:

#9107243 160219019#

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: \$3,201.05

Table with 4 columns: Current Charges, Activity Date, Due Date, Amount. Total current charges: \$303.48

Table with 4 columns: Tax Year Charges Remaining, Activity Date, Due Date, Amount. Total tax year charges remaining: \$317.76

Annual Property Tax Detail

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

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 hpderp@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. For assistance and answers to your questions about Local Law 84 of 2009, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call (212) 566-LL84 (212-566-5584).

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. For a detailed explanation of the requirements, please visit www.nyc.gov/LL87.

