



Property Tax Bill Quarterly Statement

Activity through November 16, 2018

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

Mailing address:
ZEQE MEHMETAJ
2055 CRUGER LLC
21 KETTELL AVE.
YONKERS NY 10704-2210

Statement Billing Summary

Previous charges	\$158.88
Amount paid	\$-158.88
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$82,859.56
Total amount due by January 2, 2019	\$82,859.56
Total property tax amount due January 2, 2019 from Signature Bank (NY)	\$82,139.56
You, the property owner	\$720.00

FT - LD
1400.01
40 - 1
61600



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, 2019 if you still have a mortgage
Total amount due by January 2, 2019 if you no longer have a mortgage

\$720.00
\$82,859.56

Amount enclosed:

#910231718111601#

ZEQE MEHMETAJ
2055 CRUGER LLC
21 KETTELL AVE.
YONKERS NY 10704-2210

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



**Department of
Finance**

Statement Details

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2055 Cruger Ave.
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Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Period Date	Amount
Finance-Property Tax		01/01/2019	\$85,397.26
SCRIE Rent Stabilization Abatement	11/14/2018		\$-705.00
Drie Disability Rent Increase Abate	08/24/2018		\$-371.96
Repl Billing Remissions Decrease	11/16/2018		\$-311.42
Adopted Tax Rate			\$-1,869.32
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	72	04/01/2017 020077300 077300	\$720.00
Total current charges			\$82,859.56

How We Calculated Your Property Tax For July 1, 2018 Through June 30, 2019

Tax class 2 - Residential, More Than 10 Units	Tax rate		
Original tax rate billed June 2018	12.7190%		
New tax rate	12.6120%		
Estimated market value \$4,285,000	Billable assessed value	New Tax rate	Taxes
Tax before exemptions and abatements	\$1,399,410	X 12.6120%	= \$176,494
Tax Commission Reduction	\$-56,580		\$-7,136
Tax before abatements			\$169,358
Annual property tax			\$169,358
Original property tax billed in June 2018			\$177,991
Change in property tax bill based on new tax rate			\$-8,633

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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.





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 3, 2019. 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.

One City Built to Last, Compliance Notification

The 2018 Benchmarking compliance deadline for the 2017 calendar year has been extended. This property is required to report its energy and water consumption for calendar year 2017 by December 31, 2018, in accordance with the NYC Benchmarking Law. Additionally, this property may be required to report its energy and water consumption for calendar year 2018 by May 1, 2019. For a detailed explanation of the requirements, please visit www.nyc.gov/benchmarking.

For free assistance and answers to your questions about how to benchmark, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call 212-566-5584.

The property may 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 "8" you will need to comply by December 31, 2018. Additionally, if your property is on a tax block that ends in the number "0" you will need to comply by December 31, 2020. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit <http://www.nyc.gov/html/gbee/html/plan/ll87.shtml>.

