



# Property Tax Bill Quarterly Statement

Activity through November 22, 2013

Owner name: LAYTON OWNERS INC.  
Property address: 4202 LAYTON ST.  
Borough, block & lot: QUEENS (4), 01509, 0006

Mailing address:  
LAYTON OWNERS INC.  
4202 LAYTON ST.  
FLUSHING, NY 11373-2369

## Statement Billing Summary

Previous charges	\$36,199.37
Amount paid	\$-34,614.16
Interest	\$36.05
<b>Unpaid charges, if any</b>	<b>\$1,621.26</b>
Current charges	\$34,409.22
<b>Total amount due by January 2, 2014</b>	<b>\$36,030.48</b>
<b>Total property tax amount due January 2, 2014 from</b>	
<b>Sovereign Bank NY</b>	<b>\$34,463.93</b>
<b>You, the property owner</b>	<b>\$1,566.55</b>
Amount of property tax not due January 2, 2014 but that Sovereign Bank NY can pre-pay	\$34,409.22
<b>If Sovereign Bank NY wants to pay all property tax owed by January 2, 2014 please pay</b>	<b>\$68,652.54</b>
If Sovereign Bank NY pays all property tax owed by January 2, 2014 you would save	\$220.61

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46923



Please include this coupon if you pay by mail or in person. 4-01509-0006

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

<b>Total amount due by January 2, 2014 if you still have a mortgage</b>	\$1,566.55
<b>Total amount due by January 2, 2014 if you no longer have a mortgage</b>	\$36,030.48
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$70,219.09</b>

Amount enclosed:

#BWNFFBV  
#8946673131122016#

LAYTON OWNERS INC.  
4202 LAYTON ST.  
FLUSHING NY 11373-2369

**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		\$1,621.26

Current Charges	Activity Date	Due Date	Amount
Finance-Abatement Reversal 2012/13*		01/01/2013	\$982.86
Finance-Property Tax		01/01/2014	\$33,631.30
Co-op Condo Abatement 2013/14*	11/22/2013		\$-0.29
Adopted Tax Rate			\$-204.65
Total current charges			\$34,409.22

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Abatement Reversal 2012/13*		04/01/2013	\$982.86
Finance-Property Tax		04/01/2014	\$33,631.30
Co-op Condo Abatement 2013/14*	11/22/2013		\$-0.29
Adopted Tax Rate			\$-204.65
Total tax year charges remaining			\$34,409.22

\* Due to a recent change in State law, the Co-op/Condo Abatement is being phased out beginning July 1, 2012. The Finance-Abatement Reversal reflects this change spread out over each of this year's tax bills.

### 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: 4-01509-0006. 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](http://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, 2013 Through June 30, 2014**

Tax class 2 - Residential, More Than 10 Units		<b>Tax rate</b>	
Original tax rate billed June 2013		13.1810%	
New tax rate		13.1450%	
<b>Estimated market value</b>	<b>\$2,973,000</b>	<b>Billable assessed value</b>	<b>New Tax rate</b>
<b>Tax before exemptions and abatements</b>		<b>\$1,187,910</b>	<b>X 13.1450%</b>
Basic STAR - School Tax Relief 16 Units		\$-36,000	<b>= \$156,151</b>
Senior Citizens Homeowners' Exemption		\$-14,942	\$-4,732**
Enhanced STAR - School Tax Relief 3 Units		\$-14,280	\$-1,964
<b>Tax before abatements</b>			<b>\$147,679</b>
Co-op/Condo Abatement 48 Units			\$-13,563
<b>Annual property tax</b>			<b>\$134,116</b>
<b>Original property tax billed in June 2013</b>			<b>\$134,525</b>
<b>Change in property tax bill based on new tax rate</b>			<b>\$-409</b>

\*\* This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

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 2, 2014. 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).

For more information on the changes to the Co-op/Condo Abatement, please visit [nyc.gov/ccabatement](http://nyc.gov/ccabatement) or contact 311.

