



Property Tax Bill Quarterly Statement

Activity through November 21, 2014

Owner name: NOT ON FILE
Property address: 6 BURNS ST.
Borough, block & lot: QUEENS (4), 03233, 0001

Mailing address:
OWNER/AGENT
6 BURNS ST.
FLUSHING, NY 11375-5281

Statement Billing Summary

Previous charges	\$53,823.87
Amount paid	\$-53,823.87
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$53,246.93
Total amount due by January 2, 2015. To avoid interest pay on or before January 15th.	\$53,246.93
Total property tax amount due January 2, 2015 from ARCS Commercial Mortgage	\$53,059.93
You, the property owner	\$187.00
Amount of property tax not due January 2, 2015 but that ARCS Commercial Mortgage can pre-pay	\$54,527.79
If ARCS Commercial Mortgage wants to pay all property tax owed by January 2, 2015 please pay	\$107,227.84
If ARCS Commercial Mortgage pays all property tax owed by January 2, 2015 you would save	\$359.88
Overpayments/credits on account	\$1,450.02

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Please include this coupon if you pay by mail or in person. 4-03233-0001

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2015 if you still have a mortgage	\$187.00
Total amount due by January 2, 2015 if you no longer have a mortgage	\$53,246.93
If you no longer have a mortgage and want to pay everything, please pay	\$107,414.84

Amount enclosed:

#9423528 141121012#

OWNER/AGENT
6 BURNS ST.
FLUSHING NY 11375-5281

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		\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2015	\$57,750.92
SCRIE Rent Stabilization Abatement	11/20/2014		\$-848.70
Credit Received	11/21/2014		\$-619.16
Increase in Exemption	11/15/2014		\$-229.08
Co-op Condo Abatement	11/15/2014		\$-93.27
Adopted Tax Rate			\$-3,644.81
Co-op Condo Abatement Reversal	11/21/2014		\$722.53
Repl Billing Remissions Decrease	11/21/2014		\$21.50
Bldg-Elevator 40323300001		01/01/2015	\$200.00
Credit Received	11/21/2014		\$-13.00
Total current charges			\$53,246.93

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2015	\$57,750.92
Increase in Exemption	11/15/2014		\$-229.08
Co-op Condo Abatement	11/15/2014		\$-93.27
Adopted Tax Rate			\$-3,644.81
Co-op Condo Abatement Reversal	11/21/2014		\$722.53
Repl Billing Remissions Decrease	11/21/2014		\$21.50
Total tax year charges remaining			\$54,527.79

Overpayments/Credits	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2014	\$-903.31
Finance-Property Tax		04/01/2014	\$-546.71
Total overpayments/credits remaining on account			\$-1,450.02

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: 4-03233-0001. 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

	Overall tax rate	School tax Rate	Veteran rate	
Tax class 2 - Residential, More Than 10 Units				
Original tax rate billed June 2014	13.1450%	7.7490%	5.3960%	
New tax rate	12.8550%	7.7950%	5.0600%	
Estimated market value \$6,884,000				
	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements	\$2,590,105	X 12.8550%	=	\$332,958
Basic STAR - School Tax Relief 52 Units	\$-114,318			\$-14,690**
Senior Citizens Homeowners' Exemption	\$-61,672			\$-7,928
Enhanced STAR - School Tax Relief 14 Units	\$-65,518			\$-7,843**
Veteran Exemption	\$-21,002	5.0600%		\$-1,063
Tax before abatements				\$301,434
Co-op/Condo Abatement 89 Units				\$-68,561
J51 Abatement				\$-8,958
Annual property tax				\$223,915
Original property tax billed in June 2014				\$236,526
Change in property tax bill based on new tax rate				\$-12,611

** 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 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 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.

The credit represents an increase in the co-op/condo abatement due to an error in our original calculation. If you have already paid your annual taxes in full, you can request a refund check at nyc.gov/propertytaxrefund or by contacting 311.

Basic STAR was removed from this property because the owner did not register with NY State as required by law. Please contact the NY State Dept. of Taxation and Finance at 518-457-2036 or visit www.tax.ny.gov if you wish to register or need more information.

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.

