



**Department of  
Finance**

Owner name: ZAHAZ REALTY CORP.

Property address: 11909 26TH AVE.

Borough, block & lot: QUEENS (4), 04257, 0143

# Property Tax Bill Quarterly Statement

Activity through February 24, 2017

**Mailing address:**

ZAHAZ REALTY CORP.

11909 26TH AVE.

FLUSHING, NY 11354-1022

## Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$0.00
<b>Total amount due by April 3, 2017</b>	<b>\$0.00</b>
<b>Overpayments/credits on account</b>	<b>\$2,371.92</b>

1400.01  
40  
118615

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



**Department of  
Finance**

Total amount due by April 3, 2017

This statement is for your information only.

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

\$0.00

Amount enclosed:

#9002377 17022401#

ZAHAZ REALTY CORP.  
11909 26TH AVE.  
FLUSHING NY 11354-1022

**Mail payment to:**

NYC Department of Finance  
P.O. Box 680  
Newark, NJ 07101-0680





**Department of  
Finance**

**Statement Details**

February 24, 2017  
Zahaz Realty Corp.  
11909 26th Ave.  
4-04257-0143  
Page 2

Current Charges	Activity Date	Due Date	Amount
Bldg-Elevator 40425700143		04/01/2017	\$200.00
Credit Received	02/24/2017		\$-200.00
<b>Total current charges</b>			<b>\$0.00</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2017	\$-2,571.92
Credit Applied	02/24/2017		\$200.00
		<i>Total credit applied</i>	\$200.00
<b>Total overpayments/credits remaining on account</b>			<b>\$-2,371.92</b>

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

**Annual Property Tax Detail**

Tax class 4 - Commercial Property	<b>Tax rate</b>			
Current tax rate	10.5740%			
<b>Estimated market value \$7,473,000</b>	<b>Billable assessed value</b>	<b>Tax rate</b>		<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$3,136,500</b>	<b>X 10.5740%</b>	<b>=</b>	<b>\$331,654</b>
<b>Tax before abatements</b>				<b>\$331,654</b>
<b>Annual property tax</b>				<b>\$331,654</b>

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, 2017. 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).

**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: 4-04257-0143. 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.





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## Statement Details

February 24, 2017  
Zahaz Realty Corp.  
11909 26th Ave.  
4-04257-0143  
Page 3

### **Greener, Greater, Building Plan Compliance Notification**

This property may be required to benchmark energy and water consumption for calendar year 2016 by May 1, 2017, in accordance with Local Law 84 of 2009. To be certain you are required to benchmark, please check the 2017 Covered Building List: [http://www.nyc.gov/html/gbee/html/plan/ll84\\_comply.shtml#1](http://www.nyc.gov/html/gbee/html/plan/ll84_comply.shtml#1). For a detailed explanation of the requirements, please visit [www.nyc.gov/LL84](http://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](mailto: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 "7" you will need to comply by December 31, 2017. If your property is on a tax block that ends in the number "9" you will need to comply by December 31, 2019. To find your tax block, visit [www.nyc.gov/BBL](http://www.nyc.gov/BBL). For a detailed explanation of the requirements, please visit: <http://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.

