



**Department of
Finance**

Owner name: MID QUEENS LTD.
Property address: 22401 69TH AVE.
Borough, block & lot: QUEENS (4), 07672, 0002

Property Tax Bill Quarterly Statement

Activity through November 20, 2015

Mailing address:
MID QUEENS LTD.
22401 69TH AVE.
FLUSHING, NY 11364-2731

Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$211,501.99
Total amount due by January 4, 2016	\$211,501.99
Total property tax amount due January 4, 2016 from	
Key Bank Real Estate Capital	\$209,261.99
You, the property owner	\$2,240.00

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

001400.01
200220



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-07672-0002

Pay today the easy way
nyc.gov/payonline

Total amount due by January 4, 2016 if you still have a mortgage
Total amount due by January 4, 2016 if you no longer have a mortgage

\$2,240.00
\$211,501.99

Amount enclosed:

#9835675 151120012#

MID QUEENS LTD.
22401 69TH AVE.
FLUSHING NY 11364-2731

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





**Department of
Finance**

Statement Details

November 20, 2015
Mid Queens Ltd.
22401 69th Ave.
4-07672-0002
Page 2

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2016	\$220,848.90
SCRIE Rent Stabilization Abatement	11/20/2015		\$-9,976.81
Drie Disability Rent Increase Abate	11/20/2015		\$-2,572.18
Adopted Tax Rate			\$962.08
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	1	01/01/2016 080302100 302100	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080302200 302200	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080302300 302300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080303000 303000	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080303300 303300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080303500 303500	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080303800 303800	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080304100 304100	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080313800 313800	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080313900 313900	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080314000 314000	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080314100 314100	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080315300 315300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080316000 316000	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080316300 316300	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080341000 341000	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080341100 341100	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080341200 341200	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080341300 341300	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080342000 342000	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080343000 343000	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080345600 345600	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080347200 347200	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080352600 352600	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080353600 353600	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080355000 355000	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080357300 357300	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080363600 363600	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080365500 365500	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080366800 366800	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080367500 367500	\$20.00

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: 4-07672-0002. 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

November 20, 2015
Mid Queens Ltd.
22401 69th Ave.
4-07672-0002
Page 3

Current Charges	Activity Date	Due Date			Amount
Housing-Rent Stabilization	2	01/01/2016	080368500	368500	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080369500	369500	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080370200	370200	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080370900	370900	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080371500	371500	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080372100	372100	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080372400	372400	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080372900	372900	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080373100	373100	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080373300	373300	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080373700	373700	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080374200	374200	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080374600	374600	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080374700	374700	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080374900	374900	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080375100	375100	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080375300	375300	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080375500	375500	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080375800	375800	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080376100	376100	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080376400	376400	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080377000	377000	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080377200	377200	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080377800	377800	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080378600	378600	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080378900	378900	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080379100	379100	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080379500	379500	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080379700	379700	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080380000	380000	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080380400	380400	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080380700	380700	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080380900	380900	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080381900	381900	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080382100	382100	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080382500	382500	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080382700	382700	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080382800	382800	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080383000	383000	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080383400	383400	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080384000	384000	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080384700	384700	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080385200	385200	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080385400	385400	\$10.00
Housing-Rent Stabilization	1	01/01/2016	080386000	386000	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080386100	386100	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080386400	386400	\$20.00
Housing-Rent Stabilization	1	01/01/2016	080387000	387000	\$10.00
Housing-Rent Stabilization	2	01/01/2016	080387300	387300	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080390100	390100	\$20.00
Housing-Rent Stabilization	2	01/01/2016	080390200	390200	\$20.00





**Department of
Finance**

Statement Details

November 20, 2015
Mid Queens Ltd.
22401 69th Ave.
4-07672-0002
Page 4

Current Charges	Activity Date	Due Date	Amount
Housing-Rent Stabilization	2	01/01/2016 080390400 390400	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080390700 390700	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080392100 392100	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080392400 392400	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080393500 393500	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080393900 393900	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080394500 394500	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080395300 395300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080395500 395500	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080395800 395800	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080397600 397600	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080397900 397900	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080398300 398300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080398500 398500	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080398800 398800	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080399100 399100	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080399600 399600	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080399900 399900	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080400200 400200	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080404500 404500	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080404800 404800	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080405100 405100	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080405300 405300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080405600 405600	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080405900 405900	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080406200 406200	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080406400 406400	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080406700 406700	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080407100 407100	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080407400 407400	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080407900 407900	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080408300 408300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080408400 408400	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080408500 408500	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080408700 408700	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080408900 408900	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080409000 409000	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080413000 413000	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080413500 413500	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080414200 414200	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080415700 415700	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080416500 416500	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080417600 417600	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080419400 419400	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080420600 420600	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080421000 421000	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080422300 422300	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080440900 440900	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080441400 441400	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080442200 442200	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080442600 442600	\$20.00





**Department of
Finance**

Statement Details

November 20, 2015
Mid Queens Ltd.
22401 69th Ave.
4-07672-0002
Page 5

Current Charges	Activity Date	Due Date	Amount
Housing-Rent Stabilization	2	01/01/2016 080486700 486700	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080573800 573800	\$20.00
Housing-Rent Stabilization	1	01/01/2016 080577400 577400	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080577900 577900	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080642600 642600	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080642800 642800	\$10.00
Housing-Rent Stabilization	1	01/01/2016 080673300 673300	\$10.00
Housing-Rent Stabilization	2	01/01/2016 080673400 673400	\$20.00
Housing-Rent Stabilization	2	01/01/2016 080673500 673500	\$20.00
Total current charges			\$211,501.99

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Tax class 2 - Residential, More Than 10 Units	Tax rate			
Original tax rate billed June 2015	12.8550%			
New tax rate	12.8830%			
Estimated market value \$18,628,000	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements	\$7,232,490	X 12.8830%	=	\$931,762
J-51 Alteration	\$-3,796,490			\$-489,102
Tax before abatements				\$442,660
Annual property tax				\$442,660
Original property tax billed in June 2015				\$441,698
Change in property tax bill based on new tax rate				\$962

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.

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.

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.

