



Department of Finance

Property Tax Bill Quarterly Statement

Activity through November 20, 2015

Owner name: BLACKSTONE ARMS ASSOCIATES
Property address: 16640 89TH AVE.
Borough, block & lot: QUEENS (4), 09798, 0039

Mailing address:
BLACKSTONE ARMS ASSOCIATES
16640 89TH AVE. APT. 1G
JAMAICA, NY 11432-4260

Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$0.00
Total amount due by January 4, 2016	\$0.00
Total property tax amount due January 4, 2016 from	
New York Community Bank	\$0.00
You, the property owner	\$0.00
Overpayments/credits on account	\$6,274.06

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
249620



This statement is for your information only.

Pay today the easy way
nyc.gov/payonline

Department of Finance

Total amount due by January 4, 2016 if you still have a mortgage

\$0.00

Amount enclosed:

#9885289 151120011#

BLACKSTONE ARMS ASSOCIATES
16640 89TH AVE. APT. 1G
JAMAICA NY 11432-4260

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





Statement Details

Department of Finance

Table with 3 columns: Previous Charges, Due Date, Amount. Total previous charges including interest and payments: \$0.00

Table with 4 columns: Current Charges, Activity Date, Due Date, Amount. Includes items like Finance-Property Tax, Rent Stabilization fee \$10/apt., and Total current charges: \$0.00

Table with 4 columns: Overpayments/Credits, Activity Date, Due Date, Amount. Includes items like Finance-Property Tax, Drie Disability Rent Increase Abate, and Total overpayments/credits remaining on account: \$-6,274.06

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: 4-09798-0039. 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.





Statement Details

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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 \$7,181,000	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements	\$2,627,290	X 12.8830%	=	\$338,474
Tax Commission Reduction	\$-78,570			\$-10,122
Tax before abatements				\$328,352
J51 Abatement				\$-8,166
Annual property tax				\$320,186
Original property tax billed in June 2015				\$329,572
Change in property tax bill based on new tax rate				\$-9,386

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.

