



# Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

**Mailing Address:**

Jc Realty LLC  
54 Annandale Dr.  
Commack, NY 11725-1746

**Owner Name:** Jc Realty LLC  
**Property Address:** 1711 New Haven Ave.  
**Borough, Block & Lot:** Queens (4), 15628, 0036

## Statement Billing Summary

(Reflects Account Activity from Your Last Statement through June 06, 2009)

|                                                                                                               |                    |
|---------------------------------------------------------------------------------------------------------------|--------------------|
| Previous Balance                                                                                              | \$0.00             |
| Amount Paid                                                                                                   | \$0.00             |
| Interest                                                                                                      | \$0.00             |
| <b>Unpaid Balance, if Any</b>                                                                                 | <b>\$0.00</b>      |
| <br>Current Amount Due                                                                                        | <br>\$21,396.17    |
| <b>Total Amount Due By July 1, 2009</b>                                                                       | <b>\$21,396.17</b> |
| <b>Total Property Tax Amount Due July 1, 2009 from:</b>                                                       |                    |
| Emigrant Mortgage Company                                                                                     | \$21,396.17        |
| You, the Property Owner                                                                                       | \$0.00             |
| <br>Amount of Property Tax Not Due July 1, 2009 but that Emigrant Mortgage Company<br>Can Choose to Pay Early | <br>\$23,031.98    |
| <b>If Emigrant Mortgage Company Wants to Pay All Property Tax Owed<br/>By July 1, 2009 Please Pay:</b>        | <b>\$43,737.19</b> |
| If Emigrant Mortgage Company Pays All Property Tax<br>Owed By July 1, 2009 You Would Save                     | \$690.96           |
| Amount Not Due but That You Can Choose to Pay Early                                                           | \$350.00           |
| <b>Total Amount You May Pay By July 1, 2009</b>                                                               | <b>\$350.00</b>    |

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348693



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE,  
PLEASE CALL 311 FOR HELP

If you Pay Via On-Line Banking You Must Include this Account Number: 4-15628-0036

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|                                                                                |                    |
|--------------------------------------------------------------------------------|--------------------|
| <b>Total Amount Due By July 1, 2009 if You Still Have a Mortgage</b>           | <b>\$0.00</b>      |
| <b>Total Amount Due By July 1, 2009 if You No Longer Have a Mortgage</b>       | <b>\$21,396.17</b> |
| <b>Amount You May Pay By July 1, 2009 if You Choose to Pay Early</b>           | <b>\$350.00</b>    |
| <b>If You No Longer Have a Mortgage and Want to Pay Everything, Please Pay</b> | <b>\$44,087.19</b> |

**Amount Enclosed:**

#BWNFFBV  
#9210819090606013#  
Jc Realty LLC  
54 Annandale Dr.  
Commack, NY 11725-1746



**If Paying the Easy Way Isn't for You,  
Mail Payment To:**  
NYC Department of Finance  
PO Box 32  
New York, NY 10008-0032





| Current Amount Due                      | Activity Date | Date       | Amount             |
|-----------------------------------------|---------------|------------|--------------------|
| Finance-Property Tax                    |               | 07/01/2009 | \$23,965.30        |
| SCRIE Rent Stabilization Abatement      | 06/06/2009    |            | \$-1,635.81        |
| J51 Abatement                           | 06/06/2009    |            | \$-933.32          |
| <b>Total Amount Due By July 1, 2009</b> |               |            | <b>\$21,396.17</b> |

| Amount Not Due but That Can be Paid Early              |               |                             |                    |
|--------------------------------------------------------|---------------|-----------------------------|--------------------|
|                                                        | Activity Date | Date                        | Amount             |
| Finance-Property Tax                                   |               | 01/01/2010                  | \$23,965.30        |
| J51 Abatement                                          | 06/06/2009    |                             | \$-933.32          |
| <b>Rent Stabilization Fee \$10/Apt.</b>                | <b># Apts</b> | <b>RS Fee Identifiers</b>   |                    |
| Housing-Rent Stabilization                             | 35            | 04/01/2008 041051300 051300 | \$350.00           |
| <b>Total Amount Not Due but That Can be Paid Early</b> |               |                             | <b>\$23,381.98</b> |

### Annual Property Tax Detail

|                                               |           |                         |                       |
|-----------------------------------------------|-----------|-------------------------|-----------------------|
| Tax Class 2 - Residential, More Than 10 Units |           | Tax Rate                |                       |
| Current Tax Rate                              |           | 13.0530%                |                       |
| Estimated Market Value                        | \$816,000 | Billable Assessed Value |                       |
| Tax Before Exemptions and Abatements          |           | \$367,200               | X 13.0530% = \$47,931 |
| Tax Before Abatements                         |           | \$367,200               | \$47,931              |
| J51 Abatement                                 |           |                         | \$-1,867              |
| Senior Citizens Rent Increase Exemption       | \$1,636   |                         |                       |
| <b>Annual Property Tax</b>                    |           |                         | <b>\$46,064</b>       |

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Did Your Mailing Address Change?

If so, Please Visit Us at [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or Call (212) 504-4080





You are required to tell us the income and expenses for your property before September 1, 2009.  
Please file the information electronically by visiting [nyc.gov/rpie](http://nyc.gov/rpie).

**We want to help you pay the right amount on time. Did we do that? Did you understand the statement?  
Did you know how much you had to pay? Did you know when your payment was due?**

Please let us know by signing on to [nyc.gov/financefeedback](http://nyc.gov/financefeedback).

Press "Start Survey". Select "Statement of Account" and press "Submit". Complete the 3 question survey.  
Thank You.

