Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: JOSEPH METZGER, BENJAMIN
DAWN METZGER, LAURA

Property address: 71 READE STREET

Borough, block & lot: MANHATTAN (1), 00149, 1215

Mailing address:
JOSEPH METZGER, BENJAMIN
71 READE ST.
NEW YORK NY 10007-1881

Outstanding Charges	$0.00
New Charges	$14,073.06
Amount Due	**$14,073.06**

Please pay by January 4, 2021

PTS - LD
1400.01
40 - 0 - 2
12971

Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00149-1215

Total amount due by January 4, 2021 $14,073.06

Amount enclosed:

#801305120112101#

JOSEPH METZGER, BENJAMIN
71 READE ST.
NEW YORK NY 10007-1881

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

801305120112101 01 1001491215 0000001407306 0000001407306 2101041120210000 1

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			$0.00
Finance-Property Tax		01/01/2021	$14,553.82
Adopted Tax Rate			$-480.76
Total amount due			**$14,073.06**

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

	Overall Tax Rate	
Tax class 2 - Residential More Than 10 Units		
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
Estimated Market Value $841,534		
		Taxes
Billable Assessed Value	**$326,039**	
421a	-92,674.00	
Taxable Value	$233,365 x 12.2670%	
Tax Before Abatements and STAR	$28,626.88	**$28,626.88**
Annual property tax		**$28,626.88**
Original property tax billed in June 2020		**$29,107.64**
Change In Property Tax Bill Based On New Tax Rate		**$-480.76**

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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: 1-00149-1215 . 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.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of $750,000 or greater will be required to file rent roll information. The deadline to file is **June 1, 2021**. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.