

Owner name: ARMEN AVANESSIANS  
JANETTE AVANESSIANS  
Property address: 551 W. 21ST ST. APT. 19

Borough MANHATTAN (1)	Block 693	Lot 1143
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$79,728.80
<b>Total amount due by January 2, 2024</b>	<b>\$79,728.80</b>

## Ways to pay:

Most common way to pay	Other ways to pay	
 <b>Online</b> <p>Go to <b>www.nyc.gov/citypay</b> or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 <b>By Mail</b> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 <b>In Person</b> <p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - S2 - 40 - 0 - 2 - 43276

**Borough: 1 Block: 00693 Lot: 1143**



Statement of Account  
66 John Street  
Room 104 Mailroom  
New York, NY 10038

**Want faster payment processing and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)

**Amount Due 01/02/24: \$79,728.80**

**Amount Enclosed:**

#804377523111801#  
ARMEN AVANESSIANS  
551 W. 21ST ST. PH 19  
NEW YORK NY 10011-2871

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 680  
Newark NJ 07101-0680

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$79,728.80
<b>AMOUNT DUE BY JANUARY 2, 2024</b>	<b>\$79,728.80</b>

**Your property details:**

Estimated market value:	\$2,813,894
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%

**How we calculate your annual taxes:**

Billable assessed value:	\$1,251,924.00
times the current tax rate:	x 12.5020%
<b>Annual property tax:</b>	<b>\$156,515.56</b>

## Activity for This Billing Period

### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

	<u>Activity Date</u>	
Finance-Property Tax		\$76,786.76
Adopted Tax Rate	01/01/2024	\$2,942.04
<b>Department of Finance Total</b>		<b>\$79,728.80</b>

### Messages for You:

Visit [www.nyc.gov/taxbill](http://www.nyc.gov/taxbill) to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your BBL number: 1-693-1143. Our address is PO Box 680, Newark, NJ 07101-0680.

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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### **Additional Messages for You:**

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 3, 2024. 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](http://www.nyc.gov/rpie) for more information.

