



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: BLAVIA, CARLOS
Property address: 540 W. 49TH ST. APT. 605N
Borough, block & lot: MANHATTAN (1), 01077, 1050

Mailing address:
BLAVIA, CARLOS
540 W. 49TH ST. APT. 605N
NEW YORK NY 10019-7677

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$909.14
Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.	\$909.14
Charges you can pre-pay	\$909.14
If you want to pay everything you owe by January 2, 2020 please pay	\$1,815.19
If you pay everything you owe by January 2, 2020, you would save	\$3.09

PTS - NM
1400.01
40 - 0
59634



You are set up for autopay. Please do not pay this notice.

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2020
If you want to pay everything you owe by January 2, 2020 please pay

\$909.14
\$1,815.19

Amount enclosed:

#807850019111601#

BLAVIA, CARLOS
540 W. 49TH ST. APT. 605N
NEW YORK NY 10019-7677

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

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$939.20
Credit Adjustment	11/09/2019		\$-9.56
Adopted Tax Rate			\$-20.50
Total current charges			\$909.14

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$939.20
Credit Adjustment	11/09/2019		\$-9.56
Adopted Tax Rate			\$-20.50
Total tax year charges remaining			\$909.14

If you want to pay everything you owe by January 2, 2020 please pay **\$1,815.19**

If you pay everything you owe by January 2, 2020, you would save: **\$3.09**

Overpayments/Credits	Activity Date	Due Date	Amount
Refund Available		07/01/2019	\$-9.56
Refund Available		10/01/2019	\$-9.56
Total overpayments/credits remaining on account			\$19.12

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: 1-01077-1050 . 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.



How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

Tax class 2 - Residential More Than 10 Units	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.6120%	
Estimated Market Value	12.4730%	
	\$272,046	
Billable Assessed Value	\$106,583	Taxes
421a	-75,586.00	
Taxable Value	\$30,997 x 12.4730%	
Tax Before Abatements and STAR	\$3,677.56	\$3,677.56
Annual property tax		\$3,677.56
Original property tax billed in June 2019		\$3,756.80
Change In Property Tax Bill Based On New Tax Rate		\$-41.00

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

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 3, 2020. 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.

PLEASE NOTE: There are outstanding charges, other than real estate taxes, that have been billed against your building, on common condo billing lot 1-01077-7501. These charges are partially your responsibility. Please contact your managing agent, so that these **DELINQUENT** charges are paid, to avoid the possibility of being included in the next Tax Lien Sale.

