Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: THE BALCER FAMILY TRUST
Property address: 117 E. 57TH ST.
Borough, block & lot: MANHATTAN (1), 01312, 1091

Mailing address:
THE BALCER FAMILY TRUST
12218 MONTANA AVE. APT. 401
LOS ANGELES CA 90049-7509

Outstanding Charges	$0.00
New Charges	$0.00
Amount Due	**$0.00**

PTS - ZD
1400.01
40 - 0 - 2
105004

Department of Finance

THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 $0.00

Amount enclosed:

#810602620112101#

THE BALCER FAMILY TRUST
12218 MONTANA AVE. APT. 401
LOS ANGELES CA 90049-7509

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

810602620112101 01 1013121091 000000000000 000000000000 210104112021000 1

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	$0.00
Adopted Tax Rate			$-102.04
Payment Adjusted	01/01/2021		$102.04
Total current charges			**$0.00**

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	$0.00
Adopted Tax Rate			$-102.04
Early Payment Discount		04/01/2021	$1.02
Payment Adjusted	01/01/2021		$101.02
Total tax year charges remaining			**$0.00**

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	$-203.06
Total overpayments/credits remaining on account			**$203.06**

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

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: 1-01312-1091 . 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, 2020 Through June 30, 2021

	Overall Tax Rate	Taxes
Tax class 2 - Residential More Than 10 Units		
Original tax rate billed	12.4730%	
New Tax rate	12.2670%	
Estimated Market Value $258,343		
Billable Assessed Value	**$99,056**	
Taxable Value	$99,056 x 12.2670%	
Tax Before Abatements and STAR	$12,151.20	**$12,151.20**
Annual property tax		**$12,151.20**
Original property tax billed in June 2020		**$12,355.28**
Change In Property Tax Bill Based On New Tax Rate		**$-204.08**

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.

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.