



Property Tax Bill Quarterly Statement Activity through December 5, 2019

Owner name: CIBULSKY, DANIEL
Property address: 1097 FOREST AVE.
Borough, block & lot: BRONX (2), 02651, 0051

Mailing address:
CIBULSKY, DANIEL
25 FOREST ST. APT. 11K
STAMFORD CT 06901-1853

Statement Billing Summary

Unpaid charges, if any	\$0.00
Current charges	\$1,269.84
Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.	\$1,269.84
Total property tax amount due January 2, 2020 from	
Freedom Mortgage % LoanCare	\$1,256.84
You, the property owner	\$13.00
Amount of property tax not due January 2, 2020 but that Freedom Mortgage % LoanCare can pre-pay	\$1,256.84
If Freedom Mortgage % LoanCare wants to pay all property tax owed by January 2, 2020 please pay	\$2,509.41
If Freedom Mortgage % LoanCare pays all property tax owed by January 2, 2020 you would save	\$4.27

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**Department of
Finance**

Please include this coupon if you pay by mail or in person. 2-02651-0051

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2020 if you still have a mortgage	\$13.00
Total amount due by January 2, 2020 if you no longer have a mortgage	\$1,269.84
If you no longer have a mortgage and want to pay everything, please pay	\$2,522.41

Amount enclosed:

#840131219120501#

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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 Payment	11/15/2019	01/02/2020 Freedom Mortgage % LoanCare	\$13.00 \$-13.00
Finance-Property Tax Adopted Tax Rate		01/01/2020	\$1,227.74 \$30.84
Star Savings Payment Adjusted	01/01/2020 11/15/2019		\$-1.74 \$13.00
Total current charges			\$1,269.84

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax Adopted Tax Rate		04/01/2020	\$1,227.74 \$30.84
Star Savings	01/01/2020		\$-1.74
Total tax year charges remaining			\$1,256.84
If you pay everything you owe by January 2, 2020, you would save:			\$4.27

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: 2-02651-0051 . 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 1 - Small Home, Less Than 4 Families	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	20.9190%	
Estimated Market Value \$608,000	21.1670%	
		Taxes
Billable Assessed Value	\$24,876	
Taxable Value	\$24,876 x 21.1670%	
Tax Before Abatements and STAR	\$5,265.52	\$5,265.52
Basic Star - School Tax Relief	\$-1,400.00	\$-296.36**
Annual property tax		\$4,969.16
Original property tax billed in June 2019		\$4,910.96
Change In Property Tax Bill Based On New Tax Rate		\$58.20

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPDs Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

