



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** SINCHI, JUAN  
**Property address:** 1243 MORRISON AVE.  
**Borough, block & lot:** BRONX (2), 03777, 0052

**Mailing address:**  
SINCHI, JUAN  
1243 MORRISON AVE.  
BRONX NY 10472-2701

Outstanding Charges	\$0.00
New Charges	\$0.00
<b>Amount Due</b>	<b>\$0.00</b>

- Most Department of Finance services are available online:
- To pay your bill, visit [nyc.gov/payonline](http://nyc.gov/payonline).
  - For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
  - To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

**Pay Today The Easy Way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

**Total amount due by January 4, 2021**

\$0.00

**Amount enclosed:**

#843812420112101#

SINCHI, JUAN  
1243 MORRISON AVE.  
BRONX NY 10472-2701

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

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$0.00
Adopted Tax Rate			\$-21.56
Payment Adjusted	01/01/2021		\$21.56
<b>Total current charges</b>			<b>\$0.00</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$0.00
Adopted Tax Rate			\$-21.56
Early Payment Discount		04/01/2021	\$0.21
Payment Adjusted	01/01/2021		\$21.35
<b>Total tax year charges remaining</b>			<b>\$0.00</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	\$-1,996.25
Credit Balance		07/01/2020	\$-42.91
<b>Total overpayments/credits remaining on account</b>			<b>\$2,039.16</b>

**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: 2-03777-0052 . 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](http://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**

Tax class 1 - Small Home, Less Than 4 Families	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	21.1670%	
<b>Estimated Market Value \$793,000</b>	21.0450%	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$35,352</b>	
<b>Taxable Value</b>	\$35,352 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$7,439.84	<b>\$7,439.84</b>
<b>Annual property tax</b>		<b>\$7,439.84</b>
<b>Original property tax billed in June 2020</b>		<b>\$7,482.96</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-43.12</b>

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](http://nyc.gov/taxbill).

