



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** ALBERT RIVERA  
**Property address:** 1555 UNIONPORT RD.  
**Borough, block & lot:** BRONX (2), 03938, 2605

**Mailing address:**  
ALBERT RIVERA  
241 LACLEDE AVE.  
UNIONDALE NY 11553-1705

Outstanding Charges	\$147.03
New Charges	\$139.31
<b>Amount Due</b>	<b>\$286.34</b>

*Please pay by January 4, 2021. To avoid interest pay on or before January 15th.*

PTS - LD  
1400.01  
40 - 0 - 2  
44027



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-03938-2605

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

**Total amount due by January 4, 2021**  
**If you want to pay everything you owe by January 4, 2021 please pay**

\$286.34  
\$4,114.57

**Amount enclosed:**

#844519120112101#

ALBERT RIVERA  
241 LACLEDE AVE.  
UNIONDALE NY 11553-1705

**Make checks payable & mail payment to:**  
NYC Department of Finance  
59 Maiden Lane - Agreement Section, 19th Floor  
New York NY 10038-4502

8445191201121 01 2039382605 0000000013931 0000000014703 210104172021000 0

**You Have A Payment Agreement**

Agreement Number	Agreement Date	Original Amount Due	Remaining Amount Due	Quarterly Payment Amount
0000000101922	07/18/2019	\$4,192.80	\$3,836.42	\$147.03

Installment payments due are \$147.03 of total amount due by January 4, 2021

Payment Agreement	Amount
Total payment agreement installment due	\$147.03

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	\$144.07
Adopted Tax Rate			\$-4.76
Total current charges			\$139.31

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$144.07
Adopted Tax Rate			\$-4.76
Total tax year charges remaining			\$139.31

If you want to pay everything you owe by January 4, 2021 please pay	\$4,114.57
If you pay everything you owe by January 4, 2021, you would save:	\$0.47

Payment Agreement Charges You Can Pre-pay	Amount
Total payment agreement charges you can pre-pay	\$3,645.88



**How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021**

Tax class 2 - Residential More Than 10 Units	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	12.4730%	
<b>Estimated Market Value</b>	12.2670%	
	<b>\$55,430</b>	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$23,822</b>	
J-51 Alteration	-19,202.00	
<b>Taxable Value</b>	\$4,620 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$566.76	<b>\$566.76</b>
<b>Annual property tax</b>		<b>\$566.76</b>
<b>Original property tax billed in June 2020</b>		<b>\$576.28</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-9.52</b>

**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](http://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](http://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](http://www.nyc.gov/rpie) for more information.

