



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: SINCLAIR, ANDREW
METZLER, JESSICA

Property address: 91 PELL PL.

Borough, block & lot: BRONX (2), 05626, 0223

Mailing address:

SINCLAIR, ANDREW
91 PELL PL.
BRONX NY 10464-1515

Outstanding Charges \$0.00

New Charges \$1,993.56

Amount Due \$1,993.56

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

Most Department of Finance services are available online:

- To pay your bill, visit nyc.gov/payonline.
- For general information, visit nyc.gov/finance.
- To submit a question to the Department of Finance, visit nyc.gov/dofaccount.

PTS - LD
1400.01
40 - 1 - 1
100354



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 2-05626-0223

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 if you still have a mortgage	\$595.62
Total amount due by January 4, 2021 if you no longer have a mortgage	\$1,993.56
If you no longer have a mortgage and want to pay everything, please pay	\$3,386.75

Amount enclosed:

#850237520112101#

SINCLAIR, ANDREW
91 PELL PL.
BRONX NY 10464-1515

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

8502375201121 01 2056260223 0000000199356 0000000059562 210104312021000 7

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	\$1,415.10
Adopted Tax Rate			\$-17.16
Design/Construction-Sidewalk- Chg		01/01/2021	\$595.62
Total current charges			\$1,993.56

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,415.10
Adopted Tax Rate			\$-17.16
Total tax year charges remaining			\$1,397.94
If you pay everything you owe by January 4, 2021, you would save:			\$4.75

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

		Overall	
Tax class 1 - Small Home, Less Than 4 Families		Tax Rate	
Original tax rate billed		21.1670%	
New Tax rate		21.0450%	
Estimated Market Value \$469,000			
			Taxes
Billable Assessed Value	\$28,140		
Taxable Value	\$28,140 x 21.0450%		
Tax Before Abatements and STAR	\$5,922.08		\$5,922.08
Basic Star - School Tax Relief	\$-1,410.00		\$-296.00**
Annual property tax			\$5,626.08
Original property tax billed in June 2020			\$5,660.40
Change In Property Tax Bill Based On New Tax Rate			\$-34.32

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

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: 2-05626-0223 . 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.



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.

