



# Property Tax Bill Quarterly Statement

Activity through November 20, 2021

**Owner name:** JUAN R LAM  
SAI HUNG LAM  
**Property address:** 155 88TH ST.  
**Borough, block & lot:** BROOKLYN (3), 06047, 0046

**Mailing address:**  
JUAN R. LAM  
155 88TH ST.  
BROOKLYN NY 11209-5511

Outstanding Charges	\$0.00
New Charges	\$2,645.72
<b>Amount Due</b>	<b>\$2,645.72</b>

*Please pay by January 3, 2022. To avoid interest pay on or before January 18th.*

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

<b>Total amount due by January 3, 2022 if you still have a mortgage</b>	\$0.00
<b>Total amount due by January 3, 2022 if you no longer have a mortgage</b>	\$2,645.72
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	\$5,291.44

**Amount enclosed:**

#902886321112001#

JUAN R. LAM  
155 88TH ST.  
BROOKLYN NY 11209-5511

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2022	\$2,952.70
Credit Adjustment	01/01/2022		\$-311.24
Star Reversal	01/01/2022		\$4.26
<b>Total amount due</b>			<b>\$2,645.72</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2022	\$2,952.70
Credit Adjustment	01/01/2022		\$-311.24
Star Reversal	01/01/2022		\$4.26
<b>Total tax year charges remaining</b>			<b>\$2,645.72</b>

**How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022**

	Overall Tax Rate	
Tax class 1 - Small Home, Less Than 4 Families	21.0450%	
Original tax rate billed	19.9630%	
New Tax rate		
<b>Estimated Market Value \$1,624,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$57,528</b>	
<b>Taxable Value</b>	\$57,528 x 19.9630%	
<b>Tax Before Abatements and STAR</b>	\$11,484.32	<b>\$11,484.32</b>
Basic Star - School Tax Relief	\$-1,440.00	\$-287.48**
<b>Annual property tax</b>		<b>\$11,196.84</b>
<b>Original property tax billed in June 2021</b>		<b>\$11,810.80</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-613.96</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

**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: 3-06047-0046 . 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.



Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](http://nyc.gov/latepropertypayments).

Please call 311 to speak to a representative to make a property tax payment by telephone.

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](http://nyc.gov/contactdof) to sign up.

