



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** CYNTHIA STRANIS AS CO-TRUSTEE  
GENE ZURATYNSKY AS CO-TRUSTEE

**Property address:** 31-51 30TH ST.

**Borough, block & lot:** QUEENS (4), 00589, 0021

**Mailing address:**

CYNTHIA STRANIS AS CO-TRUSTEE  
31-51 30TH ST.  
LONG ISLAND CITY NY 11106-2801

Outstanding Charges \$0.00

New Charges \$1,625.95

**Amount Due \$1,625.95**

*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](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).

PTS - LD  
1400.01  
40 - 0 - 1  
14571



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-00589-0021

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

\$1,625.95

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

\$3,246.37

**Amount enclosed:**

#921528220112101#

CYNTHIA STRANIS AS CO-TRUSTEE  
31-51 30TH ST.  
LONG ISLAND CITY NY 11106-2801

**Make checks payable & mail payment to:**

NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680

9215282201121 01 4005890021 0000000162595 0000000324637 210104112021000 6

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,645.77
Adopted Tax Rate			\$-19.82
<b>Total amount due</b>			<b>\$1,625.95</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,645.77
Adopted Tax Rate			\$-19.82
<b>Total tax year charges remaining</b>			<b>\$1,625.95</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>			<b>\$3,246.37</b>
If you pay everything you owe by January 4, 2021, you would save:			\$5.53

**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 Tax Rate</b>	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
<b>Estimated Market Value \$1,066,000</b>		
<b>Billable Assessed Value</b>	<b>\$32,499</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$32,499 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$6,839.44	<b>\$6,839.44</b>
Basic Star - School Tax Relief	\$-1,410.00	\$-296.00**
<b>Annual property tax</b>		<b>\$6,543.44</b>
<b>Original property tax billed in June 2020</b>		<b>\$6,583.08</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-39.64</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 call 311 to speak to a representative to make a property tax payment by telephone.

**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: 4-00589-0021 . 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.



For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](https://nyc.gov/taxbill).

