





Owner name: THE PETER AND ROSE ELLEN JOYCE  
ASSET MGMT TRUST

Property address: 20-58 28TH ST.

Borough QUEENS (4)	Block 859	Lot 75
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$0.00
<b>Total amount due by January 2, 2024*</b>	<b>\$0.00</b>
* To avoid interest, you must pay by January 16.	

## Ways to pay:

Most common way to pay	Other ways to pay	
 <b>Online</b> <p>Go to <b>www.nyc.gov/citypay</b> or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 <b>By Mail</b> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 <b>In Person</b> <p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - ZD - 1400.01 - C4 - 40 - 0 - 1 - 29844

**Borough: 4    Block: 00859    Lot: 0075**



Statement of Account  
66 John Street  
Room 104 Mailroom  
New York, NY 10038

**Want faster payment processing  
and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)

**Amount Due 01/02/24: \$0.00**

**Amount Enclosed:**

#923054623111801#  
THE PETER AND ROSE ELLEN JOYCE ASSET MGMT TRUST  
20-58 28TH ST.  
LONG ISLAND CITY NY 11105-2932

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



## Department of Finance

November 18, 2023  
The Peter and Rose Ellen Joyce Asse  
20-58 28th St.  
4-00859-0075  
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Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$0.00
<b>AMOUNT DUE BY JANUARY 2, 2024</b>	<b>\$0.00</b>

### Your property details:

Estimated market value:	\$1,014,000
Tax class:	1 - Small Home, Less Than 4 Families
Prior year tax rate:	20.3090%
Current tax rate:	20.0850%
Exemptions:	
Senior Citizen Homeowner	\$17,934.00
Abatements and/or STAR:	
Enhanced Star - School Tax Relief	\$659.00

### How we calculate your annual taxes:

Billable assessed value:	\$35,868.00
minus exemptions:	– \$17,934.00
times the current tax rate:	x 20.0850%
minus abatements and/or STAR:	– \$659.00
<b>Annual property tax:</b>	<b>\$2,943.04</b>

## Activity for This Billing Period

### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

	<u>Activity Date</u>	
Finance-Property Tax		\$0.00
Adopted Tax Rate	01/01/2024	\$-20.10
Payment Adjusted	01/01/2024	\$20.10
<b>Department of Finance Total</b>		<b>\$0.00</b>

### Messages for You:

Visit [www.nyc.gov/taxbill](http://www.nyc.gov/taxbill) to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your BBL number: 4-859-75. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

## Overpayments/Credits

*In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit [www.nyc.gov/propertytaxrefund](http://www.nyc.gov/propertytaxrefund). For more details about your account, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).*

Refund Available	\$-3,623.99
Credit Applied	\$7,247.98
Credit Balance	\$-3,663.99
<b>Total Overpayments/Credits Remaining</b>	<b>\$40.00</b>

## Summary of Future Account Activity

*For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).*

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	04/01/2024		\$0.00
Adopted Tax Rate		01/01/2024	\$-20.10
Early Payment Discount	04/01/2024		\$0.20
Payment Adjusted		01/01/2024	\$19.90

