



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: MEZZANO REALTY MANAGEMENT LLC
Property address: 40-23 76TH ST.
Borough, block & lot: QUEENS (4), 01487, 0051

Mailing address:
 MEZZANO REALTY MANAGEMENT LLC
 4023 76TH ST.
 ELMHURST NY 11373-1033

Outstanding Charges	\$0.00
New Charges	\$1,291.37
Amount Due	\$1,291.37

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.

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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Total amount due by January 4, 2021 if you still have a mortgage	\$0.00
Total amount due by January 4, 2021 if you no longer have a mortgage	\$1,291.37
If you no longer have a mortgage and want to pay everything, please pay	\$3,817.47

Amount enclosed:

#924955220112101#

MEZZANO REALTY MANAGEMENT LLC
4023 76TH ST.
ELMHURST NY 11373-1033

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

9249552201121 01 4014870051 0000000129137 00000000000000 210104312021000 6

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,320.93
Adopted Tax Rate			\$-29.56
Total amount due			\$1,291.37

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$2,564.28
Adopted Tax Rate			\$-29.56
Total tax year charges remaining			\$2,534.72
If you pay everything you owe by January 4, 2021, you would save:			\$8.62

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

	Overall Tax Rate	Taxes
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$1,241,000		
Billable Assessed Value	\$48,458	
Taxable Value	\$48,458 x 21.0450%	
Tax Before Abatements and STAR	\$10,198.00	\$10,198.00
Annual property tax		\$10,198.00
Original property tax billed in June 2020		\$10,257.12
Change In Property Tax Bill Based On New Tax Rate		\$-59.12

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.

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: 4-01487-0051 . 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.

