



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** MAI CHAN AS TRUSTEE  
WILLIAM CHAN AS TRUSTEE

**Property address:** 92-21 56TH AVE.

**Borough, block & lot:** QUEENS (4), 01871, 0050

**Mailing address:**

MAI CHAN AS TRUSTEE  
9221 56TH AVE.  
ELMHURST NY 11373-4645

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

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 - ZD  
1400.01  
40 - 0 - 1  
61267



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

**Pay Today The Easy Way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

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

\$0.00

**Amount enclosed:**

#926313620112101#

MAI CHAN AS TRUSTEE  
9221 56TH AVE.  
ELMHURST NY 11373-4645

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

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$0.00
Adopted Tax Rate			\$-19.14
Payment Adjusted	01/01/2021		\$19.14
<b>Total current charges</b>			<b>\$0.00</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$0.00
Adopted Tax Rate			\$-19.14
Early Payment Discount		04/01/2021	\$0.19
Payment Adjusted	01/01/2021		\$18.95
<b>Total tax year charges remaining</b>			<b>\$0.00</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	\$-38.09
<b>Total overpayments/credits remaining on account</b>			<b>\$38.09</b>

**You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.**

**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: 4-01871-0050 . 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.



**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</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	21.1670%	
<b>Estimated Market Value \$934,000</b>	21.0450%	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$31,380</b>	
<b>Taxable Value</b>	\$31,380 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$6,603.92	<b>\$6,603.92</b>
<b>Annual property tax</b>		<b>\$6,603.92</b>
<b>Original property tax billed in June 2020</b>		<b>\$6,642.20</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-38.28</b>

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](http://nyc.gov/taxbill).

