

Owner name: SEGUNDO MINCHALA  
Property address: 43-20 104TH ST.

Borough 4	Block 01978	Lot 0035
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How much do I owe?	
Outstanding charges	\$125.15
New charges	\$3,145.42
<b>Total amount due by January 1, 2025*</b>	<b>\$3,270.57</b>
* To avoid interest, you must pay by January 15.	
If you have a mortgage, see the Billing Summary on page 2.	

## 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>

1400.01 - LD - 40 - 4 - 1 - 1 - 66748

**Borough: 4 Block: 01978 Lot: 0035**  
Write this in your check's memo line: BBL 4-01978-0035



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 01/01/25: \$3,270.57**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#927194724111601#  
SEGUNDO MINCHALA  
4320 104TH ST.  
FLUSHING NY 11368-2526

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 5536  
Binghamton NY 13902-5536

Billing Summary	Amount
Total amount due by January 1, 2025, if you still have a mortgage	\$125.15
Total amount due by January 1, 2025, if you no longer have a mortgage	\$3,270.57
<b>AMOUNT DUE BY JANUARY 1, 2025</b>	<b>\$3,270.57</b>
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$10.69 that you would receive if you pay by January 15, 2025.	\$6,405.30

**Your property details:**

Estimated market value:	\$1,736,000
Tax class:	1 - Small Home, Less Than 4 Families
Prior year tax rate:	20.0850%
Current tax rate:	20.0850%

**How we calculate your annual taxes:**

Billable assessed value:	\$62,642.00
times the current tax rate:	x 20.0850%
<b>Annual property tax:</b>	<b>\$12,581.68</b>

## Activity for This Billing Period (Due January 1, 2025)

### 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).

Finance-Property Tax	\$3,145.42
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<b>Department of Finance Total</b>	<b>\$3,145.42</b>
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## 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	04/01/2025	\$3,145.42

### 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 Department of Finance" as the payee. Your account number is your BBL number: 4019780035. Our address is PO Box 5536, Binghamton, NY 13902-5536.

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.

We offer payment agreements for outstanding property taxes. Visit [nyc.gov/dofpaymentplans](http://nyc.gov/dofpaymentplans).

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### **Additional Messages for You:**

If you own property in a commercial district with a ground floor or second floor storefront unit that was vacant or owner-occupied for any time period in 2024, you must register information about this space at [www.nyc.gov/rpie](http://www.nyc.gov/rpie). The deadline to register this information is June 2, 2025. Failure to do so will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

