



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** JERRY FRAGLAS  
SUSANNA ANSALA  
**Property address:** 52-20 70TH ST.  
**Borough, block & lot:** QUEENS (4), 02479, 0036

**Mailing address:**  
JERRY FRAGLAS  
5220 70TH ST.  
MASPETH NY 11378-1444

Outstanding Charges	\$0.00
New Charges	\$2,717.65
<b>Amount Due</b>	<b>\$2,717.65</b>

*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).

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-02479-0036

<b>Total amount due by January 4, 2021</b>	<b>\$2,717.65</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>	<b>\$5,426.06</b>

**Amount enclosed:**

#927816420112101#

JERRY FRAGLAS  
5220 70TH ST.  
MASPETH NY 11378-1444

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

9278164201121 01 4024790036 0000000271765 0000000542606 210104112021000 0

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$2,749.33
Adopted Tax Rate			\$-31.68
<b>Total amount due</b>			<b>\$2,717.65</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$2,749.33
Adopted Tax Rate			\$-31.68
<b>Total tax year charges remaining</b>			<b>\$2,717.65</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>			<b>\$5,426.06</b>
If you pay everything you owe by January 4, 2021, you would save:			\$9.24

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		10/01/2020	\$-2,749.33
Credit Applied	10/03/2020		\$2,749.33
		<i>Total credit applied</i>	\$2,749.33
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

**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: 4-02479-0036 . 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](https://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**

		<b>Overall</b>	
		<b>Tax Rate</b>	
Tax class	1 - Small Home, Less Than 4 Families	21.1670%	
Original tax rate billed		21.0450%	
New Tax rate			
<b>Estimated Market Value</b>		<b>\$1,135,000</b>	
			<b>Taxes</b>
<b>Billable Assessed Value</b>		<b>\$51,955</b>	
<b>Taxable Value</b>		$\$51,955 \times 21.0450\%$	
<b>Tax Before Abatements and STAR</b>		<b>\$10,933.96</b>	<b>\$10,933.96</b>
<b>Annual property tax</b>			<b>\$10,933.96</b>
<b>Original property tax billed in June 2020</b>			<b>\$10,997.32</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>			<b>\$-63.36</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).

