



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: NEVRUZIAN, MICHAEL
NEVRUZIAN, ANNI

Property address: 69-18 LOUBET ST.

Borough, block & lot: QUEENS (4), 03210, 0014

Mailing address:

NEVRUZIAN, MICHAEL

6918 LOUBET ST.

FOREST HILLS NY 11375-5846

Outstanding Charges \$5,006.68

New Charges \$1,623.22

Amount Due \$6,629.90

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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98784



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-03210-0014

Total amount due by January 4, 2021

\$6,629.90

If you want to pay everything you owe by January 4, 2021 please pay

\$8,247.60

Amount enclosed:

#930144120112101#

NEVRUZIAN, MICHAEL
6918 LOUBET ST.
FOREST HILLS NY 11375-5846

Make checks payable & mail payment to:

NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9301441201121 01 4032100014 0000000662990 0000000824760 210104112021000 1

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$5,006.68
Finance-Property Tax		01/01/2021	\$1,643.02
Adopted Tax Rate			\$-19.80
Total amount due			\$6,629.90

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,643.02
Adopted Tax Rate			\$-19.80
Total tax year charges remaining			\$1,623.22
If you want to pay everything you owe by January 4, 2021 please pay			\$8,247.60
If you pay everything you owe by January 4, 2021, you would save:			\$5.52

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

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$917,000		
Billable Assessed Value	\$32,447	Taxes
Taxable Value	\$32,447 x 21.0450%	
Tax Before Abatements and STAR	\$6,828.48	\$6,828.48
Basic Star - School Tax Relief	\$-1,410.00	\$-296.00**
Annual property tax		\$6,532.48
Original property tax billed in June 2020		\$6,572.08
Change In Property Tax Bill Based On New Tax Rate		\$-39.60

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

Please call 311 to speak to a representative to make a property tax payment by telephone.

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: 4-03210-0014 . 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.



For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

