



# Property Tax Bill Quarterly Statement

Activity through December 5, 2019

**Owner name:** CASTRO MANUEL M  
**Property address:** 1712 GROVE ST.  
**Borough, block & lot:** QUEENS (4), 03441, 0001

**Mailing address:**  
CASTRO MANUEL M.  
1712 GROVE ST.  
FLUSHING NY 11385-2156

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$217.87</b>
Current charges	\$1,779.46
<b>Total amount due by January 2, 2020. To avoid interest pay on or before January 15th.</b>	<b>\$1,997.33</b>
<b>Total property tax amount due January 2, 2020 from Specialized Loan Servicing You, the property owner</b>	<b>\$1,766.46 \$230.87</b>
Amount of property tax not due January 2, 2020 but that Specialized Loan Servicing can pre-pay	\$1,766.46
<b>If Specialized Loan Servicing wants to pay all property tax owed by January 2, 2020 please pay</b>	<b>\$3,526.91</b>
If Specialized Loan Servicing pays all property tax owed by January 2, 2020 you would save	\$6.01

PTS - LD  
1400.01  
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**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-03441-0001

**Pay today the easy way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**

**Total amount due by January 2, 2020 if you still have a mortgage**  
**Total amount due by January 2, 2020 if you no longer have a mortgage**  
**If you no longer have a mortgage and want to pay everything, please pay**

\$230.87  
\$1,997.33  
\$3,757.78

**Amount enclosed:**

#921200419120501#

CASTRO MANUEL M.  
1712 GROVE ST.  
FLUSHING NY 11385-2156

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

Previous Charges			Amount
Total previous charges including interest and payments			\$217.87
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/02/2020	\$13.00
Payment	11/15/2019	Specialized Loan Servicing	\$-13.00
Finance-Property Tax		01/01/2020	\$1,725.56
Adopted Tax Rate			\$42.64
Star Savings	01/01/2020		\$-1.74
Payment Adjusted	11/15/2019		\$13.00
Total current charges			\$1,779.46
Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$1,725.56
Adopted Tax Rate			\$42.64
Star Savings	01/01/2020		\$-1.74
Total tax year charges remaining			\$1,766.46
If you pay everything you owe by January 2, 2020, you would save:			\$6.01

**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: 4-03441-0001 . 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, 2019 Through June 30, 2020**

Tax class 1 - Small Home, Less Than 4 Families	<b>Overall</b>	
Original tax rate billed	<b>Tax Rate</b>	
New Tax rate	20.9190%	
<b>Estimated Market Value</b>	21.1670%	
	<b>\$1,415,000</b>	
<b>Billable Assessed Value</b>	<b>\$34,395</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$34,395 x 21.1670%	
<b>Tax Before Abatements and STAR</b>	\$7,280.40	<b>\$7,280.40</b>
Basic Star - School Tax Relief	\$-1,400.00	\$-296.36**
<b>Annual property tax</b>		<b>\$6,984.04</b>
<b>Original property tax billed in June 2019</b>		<b>\$6,902.24</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$81.80</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPDs Registration Assistance Unit via email to: [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov) or by calling 212-863-7000.

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.

