



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: YU YA CHEN
HUEH CHEN YU
Property address: 42-01 156TH ST.
Borough, block & lot: QUEENS (4), 05387, 0137

Mailing address:
YU YA CHEN
4201 156TH ST.
FLUSHING NY 11355-1143

| | |
|---------------------|-------------------|
| Outstanding Charges | \$26.00 |
| New Charges | \$5,167.75 |
| Amount Due | \$5,193.75 |

Please pay by January 2, 2020. To avoid interest pay on or before January 15th.

PTS - LD
1400.01
40 - 1
143816

Visit us at nyc.gov/finance or call 311 for more information.



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 4-05387-0137

| | |
|---|-------------|
| Total amount due by January 2, 2020 if you still have a mortgage | \$26.00 |
| Total amount due by January 2, 2020 if you no longer have a mortgage | \$5,193.75 |
| If you no longer have a mortgage and want to pay everything, please pay | \$10,343.93 |

Amount enclosed:

#936173919111601#

YU YA CHEN
4201 156TH ST.
FLUSHING NY 11355-1143

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

| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|------------|-------------------|
| Outstanding charges including interest and payments | | | \$26.00 |
| Finance-Property Tax | | 01/01/2020 | \$5,287.87 |
| Adopted Tax Rate | | | \$-120.12 |
| Total amount due | | | \$5,193.75 |

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|---|---------------|------------|-------------------|
| Finance-Property Tax | | 04/01/2020 | \$5,287.87 |
| Adopted Tax Rate | | | \$-120.12 |
| Total tax year charges remaining | | | \$5,167.75 |
| If you pay everything you owe by January 2, 2020, you would save: | | | \$17.57 |

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

| | Overall Tax Rate | |
|--|-----------------------------|--------------------|
| Tax class 2A - 4-6 Unit Residential Rental Bldg | | |
| Original tax rate billed | 12.6120% | |
| New Tax rate | 12.4730% | |
| Estimated Market Value | \$729,600 | |
| Billable Assessed Value | \$197,530 | Taxes |
| Senior Citizen Homeowner | -24,691.00 | |
| Taxable Value | \$172,839 x 12.4730% | |
| Tax Before Abatements and STAR | \$21,558.24 | \$21,558.24 |
| Enhanced Star - School Tax Relief | \$-5,330.00 | \$-647.00** |
| Annual property tax | | \$20,911.24 |
| Change In Property Tax Bill Based On New Tax Rate | | \$-240.24 |

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

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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: 4-05387-0137 . 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.



If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

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.

