



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: GARIBYAN VANIK
Property address: 171-51 COURTNEY AVE.
Borough, block & lot: QUEENS (4), 05584, 0041

Mailing address:
GARIBYAN VANIK
17151 COURTNEY AVE.
FLUSHING NY 11358-3811

Outstanding Charges	\$0.00
New Charges	\$1,967.82
Amount Due	\$1,967.82

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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164397



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-05584-0041

Total amount due by January 4, 2021	\$1,967.82
If you want to pay everything you owe by January 4, 2021 please pay	\$3,928.95

Amount enclosed:

#936890320112101#

GARIBYAN VANIK
17151 COURTNEY AVE.
FLUSHING NY 11358-3811

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

9368903201121 01 4055840041 0000000196782 0000000392895 210104112021000 5

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,991.64
Adopted Tax Rate			\$-23.82
Total amount due			\$1,967.82

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,991.64
Adopted Tax Rate			\$-23.82
Total tax year charges remaining			\$1,967.82
If you want to pay everything you owe by January 4, 2021 please pay			\$3,928.95
If you pay everything you owe by January 4, 2021, you would save:			\$6.69

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 \$877,000		
Billable Assessed Value	\$39,035	Taxes
Taxable Value	\$39,035 x 21.0450%	
Tax Before Abatements and STAR	\$8,214.92	\$8,214.92
Basic Star - School Tax Relief	\$-1,410.00	\$-296.00**
Annual property tax		\$7,918.92
Original property tax billed in June 2020		\$7,966.56
Change In Property Tax Bill Based On New Tax Rate		\$-47.64

** 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: 4-05584-0041 . 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.

