Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: ANGULO, JUAN L
ANGULO, NICOLLE

Property address: 88-39 WINCHESTER BLVD.

Borough, block & lot: QUEENS (4), 07967, 0022

Mailing address:
ANGULO, JUAN L.
81-24 COMMONWEALTH BOULEVA
BELLEROSE NY 11426

Outstanding Charges	$0.00
New Charges	$1,305.04
Amount Due	**$1,305.04**

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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Department of Finance

THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Total amount due by January 4, 2021 if you still have a mortgage	$0.00
Total amount due by January 4, 2021 if you no longer have a mortgage	$1,305.04
If you no longer have a mortgage and want to pay everything, please pay	$2,605.64

Amount enclosed:

#941352620112101#

ANGULO, JUAN L.
81-24 COMMONWEALTH BOULEVA
BELLEROSE NY 11426

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

941352620112101 01 4079670022 0000000130504 0000000000000 2101043120210000 9

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			$0.00
Finance-Property Tax		01/01/2021	$1,321.12
Adopted Tax Rate			$-16.08
Total amount due			**$1,305.04**

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	$1,321.12
Adopted Tax Rate			$-16.08
Total tax year charges remaining			**$1,305.04**

If you pay everything you owe by January 4, 2021, you would save: $4.44

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 $670,000		
		Taxes
Billable Assessed Value	**$26,364**	
Taxable Value	$26,364 x 21.0450%	
Tax Before Abatements and STAR	$5,548.32	**$5,548.32**
Basic Star - School Tax Relief	$-1,410.00	$-296.00**
Annual property tax		**$5,252.32**

Original property tax billed in June 2020	**$5,284.48**
Change In Property Tax Bill Based On New Tax Rate	**$-32.16**

** 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.

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

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: 4-07967-0022 . 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.