



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: RAYMOND HUNG SHEE MA
WINNIE WAI YEE KWONG MA
Property address: 246-15 51ST AVE.
Borough, block & lot: QUEENS (4), 08209, 0034

Mailing address:
RAYMOND HUNG SHEE MA
24615 51ST AVE.
FLUSHING NY 11362-1697

Outstanding Charges	\$0.00
New Charges	\$1,541.31
Amount Due	\$1,541.31

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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212394



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-08209-0034

Total amount due by January 4, 2021	\$1,541.31
If you want to pay everything you owe by January 4, 2021 please pay	\$3,077.38

Amount enclosed:

#941766120112101#

RAYMOND HUNG SHEE MA
24615 51ST AVE.
FLUSHING NY 11362-1697

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

9417661201121 01 4082090034 0000000154131 0000000307738 210104112021000 7

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,561.21
Adopted Tax Rate			\$-19.90
Total amount due			\$1,541.31

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,561.21
Adopted Tax Rate			\$-19.90
Total tax year charges remaining			\$1,541.31
If you want to pay everything you owe by January 4, 2021 please pay			\$3,077.38
If you pay everything you owe by January 4, 2021, you would save:			\$5.24

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

	Overall Tax Rate	
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$1,369,000		
Billable Assessed Value	\$65,232	Taxes
Senior Citizen Homeowner	-32,616.00	
Taxable Value	\$32,616 x 21.0450%	
Tax Before Abatements and STAR	\$6,864.04	\$6,864.04
Enhanced Star - School Tax Relief	\$-3,280.00	\$-659.00**
Annual property tax		\$6,205.04
Original property tax billed in June 2020		\$6,244.84
Change In Property Tax Bill Based On New Tax Rate		\$-39.80

** 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: 4-08209-0034 . 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.

