



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** ALBERT TOSKAS  
**Property address:** 244-19 86TH AVE.  
**Borough, block & lot:** QUEENS (4), 08610, 0036

**Mailing address:**  
ALBERT TOSKAS  
337 HOLLYWOOD AVE.  
DOUGLASTON NY 11363-1113

Outstanding Charges	\$0.00
New Charges	\$1,377.26
<b>Amount Due</b>	<b>\$1,377.26</b>

*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](http://nyc.gov/payonline).
- For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
- To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-08610-0036

<b>Total amount due by January 4, 2021</b>	\$1,377.26
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>	<b>\$2,749.84</b>

**Amount enclosed:**

#942327720112101#

ALBERT TOSKAS  
337 HOLLYWOOD AVE.  
DOUGLASTON NY 11363-1113

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

<b>Billing Summary</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,393.32
Adopted Tax Rate			\$-16.06
<b>Total amount due</b>			<b>\$1,377.26</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2021	\$1,393.32
Adopted Tax Rate			\$-16.06
<b>Total tax year charges remaining</b>			<b>\$1,377.26</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>			<b>\$2,749.84</b>
If you pay everything you owe by January 4, 2021, you would save:			\$4.68

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

	<b>Overall Tax Rate</b>	<b>Taxes</b>
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
<b>Estimated Market Value \$625,000</b>		
<b>Billable Assessed Value</b>	<b>\$26,330</b>	
<b>Taxable Value</b>	\$26,330 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$5,541.16	<b>\$5,541.16</b>
<b>Annual property tax</b>		<b>\$5,541.16</b>
<b>Original property tax billed in June 2020</b>		<b>\$5,573.28</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-32.12</b>

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](http://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: 4-08610-0036 . 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.

