



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: WIN'S REALTY OF ARVERNE LLC.
Property address: 62-11 BEACH CHANNEL DR.
Borough, block & lot: QUEENS (4), 15907, 0060

Mailing address:
OWNER/AGENT
BAD LOCATION ADDRESS

Outstanding Charges	\$0.00
New Charges	\$1,986.65
Amount Due	\$1,986.65

Please pay by January 4, 2021. To avoid interest pay on or before January 15th.

PTS - NA
1400.01
0 - 0 - 1B
359097



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-15907-0060

Total amount due by January 4, 2021	\$1,986.65
If you want to pay everything you owe by January 4, 2021 please pay	\$3,966.55

Amount enclosed:

#956696820112101#

OWNER/AGENT
BAD LOCATION ADDRESS

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

9566968201121 01 4159070060 0000000198665 0000000396655 210104112021000 6

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$2,009.81
Adopted Tax Rate			\$-23.16
Total amount due			\$1,986.65

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$2,009.81
Adopted Tax Rate			\$-23.16
Total tax year charges remaining			\$1,986.65
If you want to pay everything you owe by January 4, 2021 please pay			\$3,966.55
If you pay everything you owe by January 4, 2021, you would save:			\$6.75

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

Tax class 1B - Vacant Land Zoned Residential	Overall Tax Rate	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$633,000		
Billable Assessed Value	\$37,980	Taxes
Taxable Value	\$37,980 x 21.0450%	
Tax Before Abatements and STAR	\$7,992.92	\$7,992.92
Annual property tax		\$7,992.92
Original property tax billed in June 2020		\$8,039.24
Change In Property Tax Bill Based On New Tax Rate		\$-46.32

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: 4-15907-0060 . 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.

