



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** FABIO REALTY LLC  
**Property address:** 2-14 BEACH 102ND ST.  
**Borough, block & lot:** QUEENS (4), 16157, 0008

**Mailing address:**  
FABIO REALTY LLC  
2-14 BEACH 102ND ST.  
FAR ROCKAWAY NY 11694-2912

Outstanding Charges	\$0.00
New Charges	\$1,506.45
<b>Amount Due</b>	<b>\$1,506.45</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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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

<b>Total amount due by January 4, 2021 if you still have a mortgage</b>	\$0.00
<b>Total amount due by January 4, 2021 if you no longer have a mortgage</b>	\$1,506.45
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$3,007.78</b>

**Amount enclosed:**

#957115220112101#

FABIO REALTY LLC  
2-14 BEACH 102ND ST.  
FAR ROCKAWAY NY 11694-2912

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

9571152201121 01 4161570008 0000000150645 00000000000000 210104312021000 2

<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	\$1,524.03
Adopted Tax Rate			\$-17.58
<b>Total amount due</b>			<b>\$1,506.45</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2021	\$1,524.03
Adopted Tax Rate			\$-17.58
<b>Total tax year charges remaining</b>			<b>\$1,506.45</b>

If you pay everything you owe by January 4, 2021, you would save: **\$5.12**

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

	<b>Overall Tax Rate</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 \$721,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$28,800</b>	
<b>Taxable Value</b>	\$28,800 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$6,060.96	<b>\$6,060.96</b>
<b>Annual property tax</b>		<b>\$6,060.96</b>
<b>Original property tax billed in June 2020</b>		<b>\$6,096.12</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-35.16</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: 4-16157-0008 . 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.

