



Property Tax Bill

Quarterly Statement

Activity through November 18, 2023

Owner name: MICHAEL G MC MANUS
Property address: 1-55 BEACH 133RD ST.
Borough, block & lot: QUEENS (4), 16278, 0029

Mailing address:
MICHAEL G. MC MANUS
155 BEACH 133RD ST.
FAR ROCKAWAY NY 11694-1433

Outstanding Charges	\$0.00
New Charges	\$3,021.60
Amount Due	\$3,021.60

Please pay by January 2, 2024. To avoid interest pay on or before January 16th.



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PTS - ZB
1400.01 - S4
40 - 1 - 1
373467

Borough: 4 Block: 16278 Lot: 0029

Pay Today The Easy Way
nyc.gov/payonline



Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due: \$3,021.60

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#958058723111801#
MICHAEL G. MC MANUS
155 BEACH 133RD ST.
FAR ROCKAWAY NY 11694-1433

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

9580587231118 01 4162780029 0000000302160 00000000000000 240102312024000 3

Account Overview	Amount
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Total amount due by January 2, 2024 if you still have a mortgage	\$0.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$3,021.60
If you no longer have a mortgage and want to pay everything, please pay	\$6,032.93

Billing Summary	Activity Date	Due Date	Amount
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Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$3,089.76
Adopted Tax Rate			\$-69.74
Star Reversal	01/01/2024		\$1.58
Total amount due			\$3,021.60

Tax Year Charges Remaining	Activity Date	Due Date	Amount
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Finance-Property Tax		04/01/2024	\$3,089.76
Adopted Tax Rate			\$-69.74
Star Reversal	01/01/2024		\$1.58
Total tax year charges remaining			\$3,021.60

If you pay everything you owe by January 16, 2024, you would save:	\$10.27
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Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-16278-29. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024

	Overall	
Tax class 1 - Small Home, Less Than 4 Families	Tax Rate	
Original tax rate billed	20.3090%	
New Tax rate	20.0850%	
Estimated Market Value	\$1,085,000	
		Taxes
Billable Assessed Value	\$62,255	
Taxable Value	\$62,255 x 20.0850%	
Tax Before Abatements and STAR	\$12,503.92	\$12,503.92
Basic Star - School Tax Relief	\$-1,400.00	\$-281.20**
Annual property tax		\$12,222.72
Original property tax billed in June 2023		\$12,359.04
Change In Property Tax Bill Based On New Tax Rate		\$-136.32

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/star or contact 311.

