



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: LERA PROPERTY HOLDINGS LLC
Property address: 197 W. BUCHANAN ST.
Borough, block & lot: STATEN ISLAND (5), 00066, 0119

Mailing address:
LERA PROPERTY HOLDINGS LLC
4366B VICTORY BLVD.
STATEN ISLAND NY 10314-6705

Outstanding Charges	\$1,466.19
New Charges	\$1,431.13
Amount Due	\$2,897.32

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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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-00066-0119

Total amount due by January 4, 2021	\$2,897.32
If you want to pay everything you owe by January 4, 2021 please pay	\$4,323.58

Amount enclosed:

#960251620112101#

LERA PROPERTY HOLDINGS LLC
4366B VICTORY BLVD.
STATEN ISLAND NY 10314-6705

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$1,466.19
Finance-Property Tax		01/01/2021	\$1,447.83
Adopted Tax Rate			\$-16.70
Total amount due			\$2,897.32

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,447.83
Adopted Tax Rate			\$-16.70
Total tax year charges remaining			\$1,431.13
If you want to pay everything you owe by January 4, 2021 please pay			\$4,323.58
If you pay everything you owe by January 4, 2021, you would save:			\$4.87

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

	Overall Tax Rate	Taxes
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$456,000		
Billable Assessed Value	\$27,360	
Taxable Value	\$27,360 x 21.0450%	
Tax Before Abatements and STAR	\$5,757.92	\$5,757.92
Annual property tax		\$5,757.92
Original property tax billed in June 2020		\$5,791.32
Change In Property Tax Bill Based On New Tax Rate		\$-33.40

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: 5-00066-0119 . 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.



If you own property in a commercial district with a ground floor or second floor storefront unit that was vacant or owner-occupied for any time period in 2020, you must register information about this space at www.nyc.gov/rpie. The deadline to register this information is **June 1, 2021**. Failure to do so will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

