



Property Tax Bill Quarterly Statement

Activity through December 5, 2019

Owner name: PORITZ & PORITZ LLC
Property address: 363 VICTORY BLVD.
Borough, block & lot: STATEN ISLAND (5), 00115, 0074

Mailing address:
PORITZ & PORITZ LLC
398 MANOR RD.
STATEN ISLAND NY 10314-2957

Outstanding Charges	\$0.00
New Charges	\$2,376.76
Amount Due	\$2,376.76

Please pay by January 2, 2020. To avoid interest pay on or before January 15th.

PTS - LD
1400.01
40 - 0
417

Visit us at nyc.gov/finance or call 311 for more information.



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 5-00115-0074

Total amount due by January 2, 2020
If you want to pay everything you owe by January 2, 2020 please pay

\$2,376.76
\$4,745.44

Amount enclosed:

#960042719120501#

PORITZ & PORITZ LLC
398 MANOR RD.
STATEN ISLAND NY 10314-2957

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			\$0.00
Finance-Property Tax		01/01/2020	\$2,430.34
Adopted Tax Rate			\$-53.58
Total amount due			\$2,376.76

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$2,430.34
Adopted Tax Rate			\$-53.58
Total tax year charges remaining			\$2,376.76
If you want to pay everything you owe by January 2, 2020 please pay			\$4,745.44
If you pay everything you owe by January 2, 2020, you would save:			\$8.08

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

Tax class 2A - 4-6 Unit Residential Rental Bldg	Overall Tax Rate	
Original tax rate billed	12.6120%	
New Tax rate	12.4730%	
Estimated Market Value \$919,200		
Billable Assessed Value	\$77,080	Taxes
Taxable Value	$\$77,080 \times 12.4730\%$	
Tax Before Abatements and STAR	\$9,614.20	\$9,614.20
Annual property tax		\$9,614.20
Original property tax billed in June 2019		\$9,721.36
Change In Property Tax Bill Based On New Tax Rate		\$-107.16

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

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: 5-00115-0074 . 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 income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

