



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** KEVIN J RYAN  
**Property address:** UTTER AVENUE  
**Borough, block & lot:** STATEN ISLAND (5), 00336, 0030

**Mailing address:**  
KEVIN J. RYAN  
227 UTTER AVE.  
STATEN ISLAND NY 10314-3038

Outstanding Charges	\$244.10
New Charges	\$238.26
<b>Amount Due</b>	<b>\$482.36</b>

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

PTS - LD  
1400.01  
40 - 0 - 1B  
12358



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-00336-0030

<b>Total amount due by January 4, 2021</b>	\$482.36
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>	\$719.81

**Amount enclosed:**

#961253120112101#

KEVIN J. RYAN  
227 UTTER AVE.  
STATEN ISLAND NY 10314-3038

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

9612531201121 01 5003360030 0000000048236 0000000071981 210104112021000 1

<b>Billing Summary</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$244.10
Finance-Property Tax		01/01/2021	\$241.04
Adopted Tax Rate			\$-2.78
<b>Total amount due</b>			<b>\$482.36</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2021	\$241.04
Adopted Tax Rate			\$-2.78
<b>Total tax year charges remaining</b>			<b>\$238.26</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>			<b>\$719.81</b>
If you pay everything you owe by January 4, 2021, you would save:			\$0.81

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

	<b>Overall Tax Rate</b>	<b>Taxes</b>
Tax class 1B - Vacant Land Zoned Residential		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
<b>Estimated Market Value \$109,000</b>		
<b>Billable Assessed Value</b>	<b>\$4,555</b>	
<b>Taxable Value</b>	$\$4,555 \times 21.0450\%$	
<b>Tax Before Abatements and STAR</b>	<b>\$958.60</b>	<b>\$958.60</b>
<b>Annual property tax</b>		<b>\$958.60</b>
<b>Original property tax billed in June 2020</b>		<b>\$964.16</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-5.56</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: 5-00336-0030 . 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.



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.

