



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: KEVIN RYAN
Property address: 227 UTTER AVE.
Borough, block & lot: STATEN ISLAND (5), 00336, 0031

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

Outstanding Charges	\$0.00
New Charges	\$1,509.71
Amount Due	\$1,509.71

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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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Total amount due by January 4, 2021 if you still have a mortgage	\$0.00
Total amount due by January 4, 2021 if you no longer have a mortgage	\$1,509.71
If you no longer have a mortgage and want to pay everything, please pay	\$3,014.29

Amount enclosed:

#961253220112101#

KEVIN 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

9612532201121 01 5003360031 0000000150971 00000000000000 210104312021000 8

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,527.31
Adopted Tax Rate			\$-17.60
Total amount due			\$1,509.71

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,527.31
Adopted Tax Rate			\$-17.60
Total tax year charges remaining			\$1,509.71
If you pay everything you owe by January 4, 2021, you would save:			\$5.13

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

	Overall Tax Rate	
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$587,000		
		Taxes
Billable Assessed Value	\$28,862	
Taxable Value	\$28,862 x 21.0450%	
Tax Before Abatements and STAR	\$6,074.04	\$6,074.04
Annual property tax		\$6,074.04
Original property tax billed in June 2020		\$6,109.24
Change In Property Tax Bill Based On New Tax Rate		\$-35.20

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: 5-00336-0031 . 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.

