



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** KEVIN LUBRANO  
**Property address:** 46 SUFFOLK AVE.  
**Borough, block & lot:** STATEN ISLAND (5), 00767, 0057

**Mailing address:**  
KEVIN LUBRANO  
46 SUFFOLK AVE.  
STATEN ISLAND NY 10314-5133

Outstanding Charges	\$0.00
New Charges	\$1,349.61
<b>Amount Due</b>	<b>\$1,349.61</b>

*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](http://nyc.gov/payonline).
- For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
- To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

<b>Total amount due by January 4, 2021 if you still have a mortgage</b>	\$0.00
<b>Total amount due by January 4, 2021 if you no longer have a mortgage</b>	\$1,349.61
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$2,694.63</b>

**Amount enclosed:**

#962591320112101#

KEVIN LUBRANO  
46 SUFFOLK AVE.  
STATEN ISLAND NY 10314-5133

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

9625913201121 01 5007670057 0000000134961 00000000000000 210104312021000 1

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,366.21
Adopted Tax Rate			\$-16.60
<b>Total amount due</b>			<b>\$1,349.61</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,366.21
Adopted Tax Rate			\$-16.60
<b>Total tax year charges remaining</b>			<b>\$1,349.61</b>
If you pay everything you owe by January 4, 2021, you would save:			\$4.59

**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%	
<b>Estimated Market Value \$566,000</b>		
<b>Billable Assessed Value</b>	<b>\$27,216</b>	
<b>Taxable Value</b>	\$27,216 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$5,727.64	<b>\$5,727.64</b>
Basic Star - School Tax Relief	\$-1,410.00	\$-296.00**
<b>Annual property tax</b>		<b>\$5,431.64</b>
<b>Original property tax billed in June 2020</b>		<b>\$5,464.84</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-33.20</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

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: 5-00767-0057 . 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.

