



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: PECORARO, MICHAEL
PECORARO, JAMIE

Property address: 257 LANDER AVE.

Borough, block & lot: STATEN ISLAND (5), 01591, 0013

Mailing address:

PECORARO, MICHAEL
257 LANDER AVE.
STATEN ISLAND NY 10314-2714

Outstanding Charges \$0.00

New Charges \$1,212.70

Amount Due \$1,212.70

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.

PTS - ZB
1400.01
40 - 1 - 1
42558



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	\$1,212.70
If you no longer have a mortgage and want to pay everything, please pay	\$2,421.28

Amount enclosed:

#964319020112101#

PECORARO, MICHAEL
257 LANDER AVE.
STATEN ISLAND NY 10314-2714

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

9643190201121 01 5015910013 0000000121270 00000000000000 210104312021000 5

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$1,226.84
Adopted Tax Rate			\$-14.14
Total amount due			\$1,212.70

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,226.84
Adopted Tax Rate			\$-14.14
Total tax year charges remaining			\$1,212.70
If you pay everything you owe by January 4, 2021, you would save:			\$4.12

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

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$464,000		
Billable Assessed Value	\$23,184	Taxes
Taxable Value	\$23,184 x 21.0450%	
Tax Before Abatements and STAR	\$4,879.08	\$4,879.08
Annual property tax		\$4,879.08
Original property tax billed in June 2020		\$4,907.36
Change In Property Tax Bill Based On New Tax Rate		\$-28.28

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: 5-01591-0013 . 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.

