



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: BING W NGAI

Property address: 6 RUBENSTEIN ST.

Borough, block & lot: STATEN ISLAND (5), 03011, 0007

Mailing address:

BING W. NGAI

6 RUBENSTEIN ST.

STATEN ISLAND NY 10305-2908

Outstanding Charges \$1,500.76

New Charges \$1,465.02

Amount Due \$2,965.78

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 - LD
1400.01
40 - 0 - 1
64319



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-03011-0007

Total amount due by January 4, 2021

\$2,965.78

If you want to pay everything you owe by January 4, 2021 please pay

\$4,425.82

Amount enclosed:

#966534320112101#

BING W. NGAI
6 RUBENSTEIN ST.
STATEN ISLAND NY 10305-2908

Make checks payable & mail payment to:

NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9665343201121 01 5030110007 0000000296578 0000000442582 210104112021000 1

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$1,500.76
Finance-Property Tax		01/01/2021	\$1,482.12
Adopted Tax Rate			\$-17.10
Total amount due			\$2,965.78

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,482.12
Adopted Tax Rate			\$-17.10
Total tax year charges remaining			\$1,465.02
If you want to pay everything you owe by January 4, 2021 please pay			\$4,425.82
If you pay everything you owe by January 4, 2021, you would save:			\$4.98

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 \$658,000		
Billable Assessed Value	\$28,008	Taxes
Taxable Value	\$28,008 x 21.0450%	
Tax Before Abatements and STAR	\$5,894.28	\$5,894.28
Annual property tax		\$5,894.28
Original property tax billed in June 2020		\$5,928.48
Change In Property Tax Bill Based On New Tax Rate		\$-34.20

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: 5-03011-0007 . 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 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.

