

Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: M AND F REALTY ASSOCIATES LLC Property address: 155 PARKINSON AVENUE

Borough, block & lot: STATEN ISLAND (5), 03235, 0001

Mailing address:

M. AND F. REALTY ASSOCIATES LLC 1232 HYLAN BLVD.

STATEN ISLAND NY 10305-1921

Outstanding Charges \$0.00

New Charges \$70.94

Amount Due \$70.94

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

PTS - LD 1400.01 40 - 0 - 4 68887



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-03235-0001

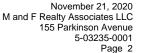
Total amount due by January 4, 2021 If you want to pay everything you owe by January 4, 2021 please pay

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Amount enclosed:	Αm	າount	enc	losed	:
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M. AND F. REALTY ASSOCIATES LLC 1232 HYLAN BLVD. STATEN ISLAND NY 10305-1921 Make checks payable & mail payment to: NYC Department of Finance P.O. Box 680 Newark NJ 07101-0680





Billing Summary	Activity Date Due Dat	e Amount
Outstanding charges inclu	ding interest and payments	\$0.00
Finance-Property Tax	01/01/20	21 \$2,380.31
Adopted Tax Rate		\$70.94
Payment	09/10/2020	\$-2,380.31
Total amount due		\$70.94

Tax Year Charges Remaining	Activity Date Due Date	Amount
Finance-Property Tax Adopted Tax Rate	04/01/2021	\$2,380.31 \$70.94
Early Payment Discount Payment	04/01/2021 09/10/2020	\$-23.57 \$-2,356.74
Total tax year charges remaining	\$70.94	
If you want to pay everything you o	\$133.59	
If you pay everything you owe by Jan	\$8.29	

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

	Overall
Tax class 4 - Commercial Or Industrial	Tax Rate
Original tax rate billed	10.5370%
New Tax rate	10.6940%

Estimated Market Value \$283,000

		Taxes
Billable Assessed Value	\$90,360	
Taxable Value	\$90,360 x 10.6940%	
Tax Before Abatements and STAR	\$9,663.12	\$9,663.12
Annual property tax		\$9,663.12
Original property tax billed in June 2020		\$9,521.24
Change In Property Tax Bill Based On New Tax Rate		\$141.88

Please call 311 to speak to a representative to make a property tax payment by telephone.

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: 5-03235-0001. 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.



Statement Details



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For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is **June 1, 2021**. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

