



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** KEVIN FERRANTE, TRUSTEE  
**Property address:** NORTH RAILROAD AVE  
**Borough, block & lot:** STATEN ISLAND (5), 03553, 0087

**Mailing address:**  
KEVIN FERRANTE, TRUSTEE  
903 N. RAILROAD AVE.  
STATEN ISLAND NY 10306-2516

Outstanding Charges	\$0.00
New Charges	\$419.98
<b>Amount Due</b>	<b>\$419.98</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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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-03553-0087

<b>Total amount due by January 4, 2021</b>	\$419.98
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>	<b>\$838.53</b>

**Amount enclosed:**

#967536520112101#

KEVIN FERRANTE, TRUSTEE  
903 N. RAILROAD AVE.  
STATEN ISLAND NY 10306-2516

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

<b>Billing Summary</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$424.88
Adopted Tax Rate			\$-4.90
<b>Total amount due</b>			<b>\$419.98</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2021	\$424.88
Adopted Tax Rate			\$-4.90
<b>Total tax year charges remaining</b>			<b>\$419.98</b>
<b>If you want to pay everything you owe by January 4, 2021 please pay</b>			<b>\$838.53</b>
If you pay everything you owe by January 4, 2021, you would save:			\$1.43

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

	<b>Overall Tax Rate</b>	<b>Taxes</b>
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
<b>Estimated Market Value \$508,000</b>		
<b>Billable Assessed Value</b>	<b>\$8,029</b>	
<b>Taxable Value</b>	\$8,029 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$1,689.72	<b>\$1,689.72</b>
<b>Annual property tax</b>		<b>\$1,689.72</b>
<b>Original property tax billed in June 2020</b>		<b>\$1,699.52</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-9.80</b>

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: 5-03553-0087 . 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.

