



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: MEZZANO FAMILY IRREVOCABLE TRUST DT
NANCY MEZZANO COGLAND, TRUSTEE

Property address: 316 MORELAND ST.

Borough, block & lot: STATEN ISLAND (5), 03821, 0015

Mailing address:

MEZZANO FAMILY IRREVOCABLE TRUST DTD 06/26/
312 MORELAND ST.
STATEN ISLAND NY 10306-5019

Outstanding Charges	\$0.00
New Charges	\$738.16
Amount Due	\$738.16

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.

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-03821-0015

Total amount due by January 4, 2021

\$738.16

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

\$1,473.81

Amount enclosed:

#968145720112101#

MEZZANO FAMILY IRREVOCABLE TRUST DTD 06/26/2019
312 MORELAND ST.
STATEN ISLAND NY 10306-5019

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

9681457201121 01 5038210015 0000000073816 0000000147381 210104112021000 3

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$746.78
Adopted Tax Rate			\$-8.62
Total amount due			\$738.16

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$746.78
Adopted Tax Rate			\$-8.62
Total tax year charges remaining			\$738.16
If you want to pay everything you owe by January 4, 2021 please pay			\$1,473.81
If you pay everything you owe by January 4, 2021, you would save:			\$2.51

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%	
Estimated Market Value \$330,000		
Billable Assessed Value	\$14,112	
Taxable Value	\$14,112 x 21.0450%	
Tax Before Abatements and STAR	\$2,969.88	\$2,969.88
Annual property tax		\$2,969.88
Original property tax billed in June 2020		\$2,987.12
Change In Property Tax Bill Based On New Tax Rate		\$-17.24

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: 5-03821-0015 . 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.

