



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

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

Property address: 312 MORELAND ST.

Borough, block & lot: STATEN ISLAND (5), 03821, 0017

Mailing address:

MEZZANO FAMILY IRREVOCABLE TRUST DTD 6/26/2
312 MORELAND ST.
STATEN ISLAND NY 10306-5019

Outstanding Charges \$0.00

New Charges \$825.74

Amount Due \$825.74

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 5-03821-0017

Total amount due by January 4, 2021

\$825.74

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

\$1,648.67

Amount enclosed:

#968145820112101#

MEZZANO FAMILY IRREVOCABLE TRUST DTD 6/26/2019
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

9681458201121 01 5038210017 0000000082574 0000000164867 210104112021000 7

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$837.30
Adopted Tax Rate			\$-11.56
Total amount due			\$825.74

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$837.30
Adopted Tax Rate			\$-11.56
Total tax year charges remaining			\$825.74
If you want to pay everything you owe by January 4, 2021 please pay			\$1,648.67
If you pay everything you owe by January 4, 2021, you would save:			\$2.81

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

	Overall Tax Rate	
Tax class 1 - Small Home, Less Than 4 Families		
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$488,000		
Billable Assessed Value	\$21,816	Taxes
Basic Veteran	-2,880.00	
Taxable Value	\$18,936 x 21.0450%	
Tax Before Abatements and STAR	\$3,985.08	\$3,985.08
Enhanced Star - School Tax Relief	\$-3,280.00	\$-659.00**
Annual property tax		\$3,326.08
Original property tax billed in June 2020		\$3,349.20
Change In Property Tax Bill Based On New Tax Rate		\$-23.12

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

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: 5-03821-0017 . 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.



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

