



# Property Tax Bill Quarterly Statement

Activity through November 21, 2020

**Owner name:** MAHMOUD SHAABAN  
**Property address:** 177 LYNDALE AVE.  
**Borough, block & lot:** STATEN ISLAND (5), 05331, 0042

**Mailing address:**  
MAHMOUD SHAABAN  
177 LYNDALE AVE.  
STATEN ISLAND NY 10312-5539

Outstanding Charges	\$0.00
New Charges	\$0.00
<b>Amount Due</b>	<b>\$0.00</b>

- 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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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

**Pay Today The Easy Way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

**Total amount due by January 4, 2021**

\$0.00

**Amount enclosed:**

#970112320112101#

MAHMOUD SHAABAN  
177 LYNDALE AVE.  
STATEN ISLAND NY 10312-5539

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

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$0.00
Adopted Tax Rate			\$-18.14
Payment Adjusted	01/01/2021		\$18.14
<b>Total current charges</b>			<b>\$0.00</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$0.00
Adopted Tax Rate			\$-18.14
Early Payment Discount		04/01/2021	\$0.18
Payment Adjusted	01/01/2021		\$17.96
<b>Total tax year charges remaining</b>			<b>\$0.00</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	\$-36.10
<b>Total overpayments/credits remaining on account</b>			<b>\$36.10</b>

**You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.**

**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: 5-05331-0042 . 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.



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

	<b>Overall</b>	
	<b>Tax Rate</b>	
Tax class 1 - Small Home, Less Than 4 Families	21.1670%	
Original tax rate billed	21.0450%	
New Tax rate		
<b>Estimated Market Value \$544,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$29,736</b>	
<b>Taxable Value</b>	\$29,736 x 21.0450%	
<b>Tax Before Abatements and STAR</b>	\$6,257.96	<b>\$6,257.96</b>
Basic Star - School Tax Relief	\$-1,410.00	\$-296.00**
<b>Annual property tax</b>		<b>\$5,961.96</b>
<b>Original property tax billed in June 2020</b>		<b>\$5,998.24</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-36.28</b>

\*\* This is your NYS STAR tax savings. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

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).

