



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: FLORENCE J VERRA
Property address: 474 RETFORD AVE.
Borough, block & lot: STATEN ISLAND (5), 05410, 0043

Mailing address:
FLORENCE J. VERRA
474 RETFORD AVE.
STATEN ISLAND NY 10312-6417

Outstanding Charges	\$8,986.51
New Charges	\$1,335.16
Amount Due	\$10,321.67

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 5-05410-0043

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

\$10,321.67
\$11,652.29

Amount enclosed:

#970227320112101#

FLORENCE J. VERRA
474 RETFORD AVE.
STATEN ISLAND NY 10312-6417

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

9702273201121 01 5054100043 0000001032167 0000001165229 210104112021000 0

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$8,986.51
Finance-Property Tax		01/01/2021	\$1,351.60
Adopted Tax Rate			\$-16.44
Total amount due			\$10,321.67

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	\$1,351.60
Adopted Tax Rate			\$-16.44
Total tax year charges remaining			\$1,335.16
If you want to pay everything you owe by January 4, 2021 please pay			\$11,652.29
If you pay everything you owe by January 4, 2021, you would save:			\$4.54

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

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value \$535,000		
Billable Assessed Value	\$26,940	Taxes
Taxable Value	\$26,940 x 21.0450%	
Tax Before Abatements and STAR	\$5,669.52	\$5,669.52
Basic Star - School Tax Relief	\$-1,410.00	\$-296.00**
Annual property tax		\$5,373.52
Original property tax billed in June 2020		\$5,406.40
Change In Property Tax Bill Based On New Tax Rate		\$-32.88

** 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: 5-05410-0043 . 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.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

