



Property Tax Bill Quarterly Statement

Activity through June 5, 2021

Owner name: YIN FAMILY TRUST
YIN, AS TRUSTEE, WINNIE

Property address: 41 WYCLIFF LN.

Borough, block & lot: STATEN ISLAND (5), 06106, 0049

Mailing address:

YIN FAMILY TRUST
41 WYCLIFF LN.
STATEN ISLAND NY 10312-1178

Outstanding Charges \$0.00

New Charges \$961.27

Amount Due \$961.27

Please pay by July 1, 2021. To avoid interest pay on or before July 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.

PTS - LD
1400.01
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115929



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 5-06106-0049

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2021

\$961.27

If you want to pay everything you owe by July 1, 2021 please pay

\$3,825.85

Amount enclosed:

#971721221060501#

YIN FAMILY TRUST
41 WYCLIFF LN.
STATEN ISLAND NY 10312-1178

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

9717212210605 01 5061060049 0000000096127 0000000382585 210701112022000 1

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2021	\$1,126.02
Star Savings	06/05/2021		\$-164.75
Total current charges			\$961.27

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2021	\$1,126.02
Star Savings	06/05/2021		\$-164.75
Finance-Property Tax		01/01/2022	\$1,126.02
Star Savings	06/05/2021		\$-164.75
Finance-Property Tax		04/01/2022	\$1,126.02
Star Savings	06/05/2021		\$-164.75
Total tax year charges remaining			\$2,883.81

If you want to pay everything you owe by July 1, 2021 please pay **\$3,825.85**
If you pay everything you owe by July 1, 2021, you would save: **\$19.23**

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	\$-12.32
Credit Balance		10/01/2020	\$-12.24
Total overpayments/credits remaining on account			\$24.56

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For more information, visit nyc.gov/propertytaxrefund.

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: 5-06106-0049 . 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.



Annual Property Tax Detail

Tax class 1 - Small Home, Less Than 4 Families	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$739,000	21.0450%	
Billable Assessed Value	\$42,805	Taxes
Senior Citizen Homeowner	-21,403.00	
Taxable Value	\$21,402 x 21.0450%	
Tax Before Abatements and STAR	\$4,504.08	\$4,504.08
Enhanced Star - School Tax Relief	\$-3,380.00	\$-659.00**
Annual property tax		\$3,845.08

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

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Please call 311 to speak to a representative to make a property tax payment by telephone.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

