





Owner name: EARL LYNSTAD  
Property address: 6 DOWNES AVE.

Borough STATEN ISLAND (5)	Block 6251	Lot 94
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$2,239.53
<b>Total amount due by January 2, 2024*</b>	<b>\$2,239.53</b>
* To avoid interest, you must pay by January 16.	

## Ways to pay:

Most common way to pay	Other ways to pay	
 <b>Online</b>	 <b>By Mail</b>	 <b>In Person</b>
<p>Go to <b>www.nyc.gov/citypay</b> or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p> <div style="text-align: right;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	<p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - S4 - 41 - 0 - 1 - 117695

**Borough: 5    Block: 06251    Lot: 0094**



Statement of Account  
66 John Street  
Room 104 Mailroom  
New York, NY 10038

**Want faster payment processing and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)

**Amount Due 01/02/24: \$2,239.53**

**Amount Enclosed:**

#971950323111801#  
EARL LYNSTAD  
6 DOWNES AVE.  
STATEN ISLAND NY 10312-4026

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

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$2,239.53
<b>AMOUNT DUE BY JANUARY 2, 2024</b>	<b>\$2,239.53</b>
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$7.61 that you would receive if you pay by January 16, 2024.	\$4,471.45

**Your property details:**

Estimated market value:	\$904,000
Tax class:	1 - Small Home, Less Than 4 Families
Prior year tax rate:	20.3090%
Current tax rate:	20.0850%

**How we calculate your annual taxes:**

Billable assessed value:	\$45,104.00
times the current tax rate:	x 20.0850%
<b>Annual property tax:</b>	<b>\$9,059.16</b>

## Activity for This Billing Period

### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

	Activity Date	
Finance-Property Tax		\$2,290.05
Adopted Tax Rate	01/01/2024	\$-50.52
<b>Department of Finance Total</b>		<b>\$2,239.53</b>

### Messages for You:

Visit [www.nyc.gov/taxbill](http://www.nyc.gov/taxbill) to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your BBL number: 5-6251-94. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

## Summary of Future Account Activity

*For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).*

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	04/01/2024		\$2,290.05
Adopted Tax Rate		01/01/2024	\$-50.52

