



# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**Owner name:** VINCENT J VENTURA  
VENTURA LAURA

**Property address:** 475 JANSEN ST.

**Borough, block & lot:** STATEN ISLAND (5), 06517, 0232

**Mailing address:**

VINCENT J. VENTURA  
475 JANSEN ST.  
STATEN ISLAND NY 10312-5239

Outstanding Charges \$0.00

New Charges \$3,844.68

**Amount Due \$3,844.68**

*Please pay by January 2, 2020. To avoid interest pay on or before January 15th.*

PTS - LD  
1400.01  
40 - 0  
112796

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 5-06517-0232

**Total amount due by January 2, 2020**

\$3,844.68

**If you want to pay everything you owe by January 2, 2020 please pay**

\$7,676.29

**Amount enclosed:**

#972147819111601#

VINCENT J. VENTURA  
475 JANSEN ST.  
STATEN ISLAND NY 10312-5239

**Make checks payable & mail payment to:**

NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2020	\$3,755.64
Adopted Tax Rate			\$90.78
Star Savings	01/01/2020		\$-1.74
<b>Total amount due</b>			<b>\$3,844.68</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2020	\$3,755.64
Adopted Tax Rate			\$90.78
Star Savings	01/01/2020		\$-1.74
<b>Total tax year charges remaining</b>			<b>\$3,844.68</b>
<b>If you want to pay everything you owe by January 2, 2020 please pay</b>			<b>\$7,676.29</b>
If you pay everything you owe by January 2, 2020, you would save:			\$13.07

**How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020**

	Overall	
Tax class 1 - Small Home, Less Than 4 Families	<b>Tax Rate</b>	
Original tax rate billed	20.9190%	
New Tax rate	21.1670%	
<b>Estimated Market Value</b>	<b>\$1,270,000</b>	
<b>Billable Assessed Value</b>	<b>\$73,213</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$73,213 x 21.1670%	
<b>Tax Before Abatements and STAR</b>	\$15,497.00	<b>\$15,497.00</b>
Basic Star - School Tax Relief	\$-1,400.00	\$-296.36**
<b>Annual property tax</b>		<b>\$15,200.64</b>
<b>Original property tax billed in June 2019</b>		<b>\$15,022.56</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$178.08</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.

**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: 5-06517-0232 . 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.

