

# Property Tax Bill Quarterly Statement

Activity through June 1, 2019

**Owner name:** RUSOVAN, KATARINA  
RUSOVAN, JONEL  
**Property address:** 1819 BLEECKER ST.  
**Borough, block & lot:** QUEENS (4), 03434, 0047

**Mailing address:**  
RUSOVAN, KATARINA  
1819 BLEECKER ST.  
FLUSHING NY 11385-1802

## Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$21,637.88</b>
Current charges	\$2,929.53
<b>Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.</b>	<b>\$24,567.41</b>
Charges you can pre-pay	\$8,848.59
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>	<b>\$33,357.41</b>
If you pay everything you owe by July 1, 2019, you would save	\$58.59

**WARNING:** Finance will sell a lien on your property unless you resolve outstanding property tax and/or water sewer charges by **July 18, 2019**. Please contact Finance's Tax Lien Ombudsperson at (212) 440-5408.

PTS - LD  
1400.01  
40 - 0  
101977

\*\*\*The Department of Environmental Protection records indicate that you have not paid your water bill\*\*\*  
\*\*\*Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.\*\*\*



**Department of  
Finance**

Please include this coupon if you pay by mail or in person. 4-03434-0047

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

**Total amount due by July 1, 2019** **\$24,567.41**  
**If you want to pay everything you owe by July 1, 2019 please pay** **\$33,357.41**

**Amount enclosed:**

#930667819060101#

RUSOVAN, KATARINA  
1819 BLEECKER ST.  
FLUSHING NY 11385-1802

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

<b>Previous Charges</b>			<b>Amount</b>
<b>Total previous charges including interest and payments</b>			<b>\$21,637.88</b>
<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		07/01/2019	\$2,929.53
<b>Total current charges</b>			<b>\$2,929.53</b>
<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		10/01/2019	\$2,929.53
Finance-Property Tax		01/01/2020	\$2,929.53
Finance-Property Tax		04/01/2020	\$2,929.53
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>		<b>RS fee identifiers</b>
Rent Stabilization Fee- Chg	6	01/01/2020	40930300
<b>Total tax year charges remaining</b>			<b>\$8,848.59</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$33,357.41</b>
If you pay everything you owe by July 1, 2019, you would save:			\$58.59

**Annual Property Tax Detail**

	<b>Overall</b>	
	<b>Tax Rate</b>	
Tax class 2A - 4-6 Unit Residential Rental Bldg	12.6120%	
Current tax rate		
<b>Estimated Market Value \$655,200</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$92,912</b>	
<b>Taxable Value</b>	\$92,912 x 12.6120%	
<b>Tax Before Abatements and STAR</b>	\$11,718.12	\$11,718.12
<b>Annual property tax</b>		\$11,718.12

**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

**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: 4-03434-0047 . 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.



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

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.

