# NYC
## Department of Finance

# Property Tax Bill
# Quarterly Statement

Activity through June 1, 2019

**Owner name:** NISANOV, BORIS
NISANOV, YAAKOV
**Property address:** 13786 70TH AVE.
**Borough, block & lot:** QUEENS (4), 06596, 0044

**Mailing address:**
NISANOV, BORIS
13786 70TH AVE.
FLUSHING NY 11367-1926

## Statement Billing Summary

| | |
|---|---:|
| **Unpaid charges, if any** | **$0.00** |
| Current charges | $2,017.00 |
| **Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.** | **$2,017.00** |
| **Total property tax amount due July 1, 2019 from** | |
| **Pennymac** | **$2,004.00** |
| **You, the property owner** | **$13.00** |
| Amount of property tax not due July 1, 2019 but that | |
| Pennymac can pre-pay | $6,012.00 |
| **If Pennymac wants to pay all property tax owed** | |
| **by July 1, 2019 please pay** | **$7,975.92** |
| If Pennymac pays all property tax | |
| owed by July 1, 2019 you would save | $40.08 |
| Charges you can pre-pay | $10.00 |
| **Total amount you may pay by July 1, 2019** | **$23.00** |

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**Please include this coupon if you pay by mail or in person. 4-06596-0044**

**Pay today the easy way**
**nyc.gov/payonline**

| | |
|---|---:|
| **Total amount due by July 1, 2019 if you still have a mortgage** | $13.00 |
| **Total amount due by July 1, 2019 if you no longer have a mortgage** | $2,017.00 |
| **Amount you may pay by July 1, 2019 if you choose to pay early** | $23.00 |
| **If you no longer have a mortgage and want to pay everything, please pay** | $7,998.92 |

**Amount enclosed:** [          ]

#938433319060101#

**NISANOV, BORIS**
**13786 70TH AVE.**
**FLUSHING NY 11367-1926**

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

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**Statement Details**

June 1, 2019
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| Previous Charges | Amount |
|---|---|
| **Total previous charges including interest and payments** | **$0.00** |

| Current Charges | Activity Date | Due Date | Amount |
|---|---|---|---|
| Finance-Property Tax | | 07/01/2019 | $2,004.00 |
| HPD-Property Registration Fee- Chg | | 07/01/2019 | $13.00 |
| **Total current charges** | | | **$2,017.00** |

| Tax Year Charges Remaining | Activity Date | Due Date | | Amount |
|---|---|---|---|---|
| Finance-Property Tax | | 10/01/2019 | | $2,004.00 |
| Finance-Property Tax | | 01/01/2020 | | $2,004.00 |
| Finance-Property Tax | | 04/01/2020 | | $2,004.00 |
| **Rent Stabilization fee $10/apt.** | **# Apts** | | **RS fee identifiers** | |
| Rent Stabilization Fee- Chg | 1 | 01/01/2020 | 51130000 | $10.00 |
| **Total tax year charges remaining** | | | | **$6,022.00** |
| If you pay everything you owe by July 1, 2019, you would save: | | | | $40.08 |

**Annual Property Tax Detail**

Tax class   1 -  Small Home, Less Than 4 Families
  Current tax rate

|  | **Overall Tax Rate** |
|---|---|
| | 20.9190% |

**Estimated Market Value   $935,000**

| | | **Taxes** |
|---|---|---|
| **Billable Assessed Value** | $38,319 | |
| **Taxable Value** | $38,319 x 20.9190% | |
| **Tax Before Abatements and STAR** | $8,016.00 | **$8,016.00** |
| **Annual property tax** | | **$8,016.00** |

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 or call 311.

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### 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: 4-06596-0044 .  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.**

**Statement Details**

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The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at register@hpd.nyc.gov.