



# Property Tax Bill Quarterly Statement

Activity through June 2, 2017

Owner name: TURCHIANO, MATTHEW  
TURCHIANO, FRANCESCA  
Property address: 935 SINCLAIR AVE.  
Borough, block & lot: STATEN ISLAND (5), 06931, 0017

Mailing address:  
TURCHIANO, MATTHEW  
43 JEANNETTE AVENUE  
STATEN ISLAND NY 10312

Outstanding Charges	\$0.00
New Charges	\$2,551.50
<b>Amount Due</b>	<b>\$2,551.50</b>

*Please pay by July 3, 2017. To avoid interest pay on or before July 17th.*

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

FT - LD  
1400.01  
40 - 0  
123666

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!



Please include this coupon if you pay by mail or in person. 5-06931-0017

**Department of  
Finance**

Total amount due by July 3, 2017  
If you want to pay everything you owe by July 3, 2017 please pay

\$2,551.50  
\$10,154.97

Amount enclosed:

#9927041 17060201#

TURCHIANO, MATTHEW  
43 JEANNETTE AVENUE  
STATEN ISLAND NY 10312

Mail payment to:  
NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680



**Department of  
Finance**

**Statement Details**

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Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		07/01/2017	\$2,551.50
<b>Total amount due</b>			<b>\$2,551.50</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2017	\$2,551.50
Finance-Property Tax		01/01/2018	\$2,551.50
Finance-Property Tax		04/01/2018	\$2,551.50
<b>Total tax year charges remaining</b>			<b>\$7,654.50</b>

**If you want to pay everything you owe by July 3, 2017 please pay** **\$10,154.97**  
If you pay everything you owe by July 3, 2017, you would save: **\$51.03**

**Annual Property Tax Detail**

Tax class 1 - Small Home, Less Than 4 Families	<b>Tax rate</b>			
Current tax rate	19.9910%			
<b>Estimated market value \$897,000</b>	<b>Billable assessed value</b>	<b>Tax rate</b>	<b>Taxes</b>	
<b>Tax before exemptions and abatements</b>	<b>\$52,523</b>	<b>X 19.9910%</b>	<b>=</b>	<b>\$10,500</b>
Basic STAR - School Tax Relief	\$-1,470			\$-293**
<b>Tax before abatements</b>				<b>\$10,207</b>
<b>Annual property tax</b>				<b>\$10,207</b>

\*\* This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

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.

**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: 5-06931-0017 . 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.

