



# Property Tax Bill Quarterly Statement

Activity through February 1, 2019

**Owner name:** SERVERINO, DANIELLESIGNORELLI  
SEVERINO, ANTHONY  
**Property address:** 255 E. 49TH ST. APT. 26E  
**Borough, block & lot:** MANHATTAN (1), 01323, 1139

**Mailing address:**  
SERVERINO, DANIELLESIGNORELLI  
255 E. 49TH ST. APT. 26E  
NEW YORK NY 10017-1544

Outstanding Charges	\$0.00
New Charges	\$3,100.35
<b>Amount Due</b>	<b>\$3,100.35</b>

*Please pay by April 1, 2019. To avoid interest pay on or before April 15th.*

FT - NM  
1400.01  
40 - 1  
95411

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



This statement is for your information only.

Total amount due by April 1, 2019 if you still have a mortgage	\$0.00
Total amount due by April 1, 2019 if you no longer have a mortgage	\$3,100.35

**Amount enclosed:**

#805190819020101#

SERVERINO, DANIELLESIGNORELLI  
255 E. 49TH ST. APT. 26E  
NEW YORK NY 10017-1544

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



**Department of  
Finance**

**Statement Details**

February 1, 2019  
Serverino, Daniellesignorelli  
255 E. 49th St. Apt. 26E  
1-01323-1139  
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<b>Billing Summary</b>	<b>Activity Date</b>	<b>Period Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		04/01/2019	\$3,100.35
<b>Total amount due</b>			<b>\$3,100.35</b>

**Annual Property Tax Detail**

Tax class 2 - Residential, More Than 10 Units		<b>Tax rate</b>			
Current tax rate		12.6120%			
Co-op/Condo Benefit based on Average Assessed Value of \$127,135					
<b>Estimated market value</b>	<b>\$303,963</b>	<b>Billable assessed value</b>		<b>Tax rate</b>	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>		<b>\$122,628</b>	<b>X</b>	<b>12.6120%</b>	<b>= \$15,466</b>
Basic STAR - School Tax Relief		\$-2,450			\$-296**
<b>Tax before abatements</b>					<b>\$15,170</b>
Co-op/Condo Abatement 1 Unit					\$-2,657
<b>Annual property tax</b>					<b>\$12,513</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.

**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).

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2019. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit [nyc.gov/rpie](http://nyc.gov/rpie).

**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: 1-01323-1139 . 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.

