



# Property Tax Bill Quarterly Statement

Activity through June 2, 2017

**Owner name:** THE FERNANDA L. MUSCARDIN REVOCABLE  
MUSCARDIN, AS TRUSTEE, PETER  
**Property address:** 2055 48TH ST.  
**Borough, block & lot:** QUEENS (4), 00762, 0010

**Mailing address:**  
THE FERNANDA L. MUSCARDIN REVOCABLE TRUST  
2055 48TH ST.  
LONG ISLAND CITY NY 11105-1203

Outstanding Charges	\$0.00
New Charges	\$905.33
<b>Amount Due</b>	<b>\$905.33</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  
21133

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. 4-00762-0010

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

\$905.33  
\$3,638.97

**Amount enclosed:**

#812080017060201#

THE FERNANDA L. MUSCARDIN REVOCABLE TRUST  
2055 48TH ST.  
LONG ISLAND CITY NY 11105-1203

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

<b>Billing Summary</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		07/01/2017	\$917.33
Credit Received	06/02/2017		\$-12.00
<b>Total amount due</b>			<b>\$905.33</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		10/01/2017	\$917.33
Finance-Property Tax		01/01/2018	\$917.33
Finance-Property Tax		04/01/2018	\$917.33
<b>Total tax year charges remaining</b>			<b>\$2,751.99</b>
<b>If you want to pay everything you owe by July 3, 2017 please pay</b>			<b>\$3,638.97</b>
If you pay everything you owe by July 3, 2017, you would save:			\$18.35

<b>Overpayments/Credits</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		04/01/2017	\$-12.00
Credit Applied	06/02/2017		\$12.00
		<i>Total credit applied</i>	\$12.00
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

**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: 4-00762-0010 . 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.





**Department of  
Finance**

**Statement Details**

June 2, 2017  
The Fernanda L. Muscardin Revocable  
2055 48th St.  
4-00762-0010  
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**Annual Property Tax Detail**

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

**Tax rate**  
19.9910%

**Estimated market value \$1,030,000**

**Billable assessed  
value**

**Tax before exemptions and abatements**

**\$43,130 X 19.9910%**

**= \$8,622**

Senior Citizens Homeowners' Exemption  
Enhanced STAR - School Tax Relief

\$-21,565  
\$-3,210

\$-4,311  
\$-641\*\*

**Tax before abatements**

**\$3,670**

**Annual property tax**

**\$3,670**

\*\* 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.

