



**Department of  
Finance**

Owner name: LIANG MEI-XIANG  
Property address: 11905 28TH AVE.  
Borough, block & lot: QUEENS (4), 04292, 0106

**Property Tax Bill  
Quarterly Statement**  
Activity through June 03, 2016

**Mailing address:**  
LIANG MEI-XIANG  
11905 28TH AVE.  
FLUSHING, NY 11354-1063

**Statement Billing Summary**

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$1,886.43
<b>Total amount due by July 1, 2016. To avoid interest pay on or before July 15th.</b>	<b>\$1,886.43</b>
Charges you can pre-pay	\$5,620.83
<b>If you want to pay everything you owe by July 1, 2016 please pay</b>	<b>\$7,469.79</b>
If you pay everything you owe by July 1, 2016, you would save	\$37.47

1400.01  
40  
125177

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



**Department of  
Finance**

**Total amount due by July 1, 2016**  
**If you want to pay everything you owe by July 1, 2016 please pay**

Please include this coupon if you pay by mail or in person. 4-04292-0106

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

\$1,886.43  
\$7,469.79

Amount enclosed:

#9771697 16060301#

LIANG MEI-XIANG  
11905 28TH AVE.  
FLUSHING NY 11354-1063

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





**Department of  
Finance**

**Statement Details**

June 3, 2016  
Liang Mei-Xiang  
11905 28th Ave.  
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2016	\$1,873.61
Housing - Property Registration Fee		07/01/2016	\$13.00
Credit Received	05/20/2016		\$-0.18
<b>Total current charges</b>			<b>\$1,886.43</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2016	\$1,873.61
Finance-Property Tax		01/01/2017	\$1,873.61
Finance-Property Tax		04/01/2017	\$1,873.61
<b>Total tax year charges remaining</b>			<b>\$5,620.83</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2016	\$-0.18
Credit Applied	05/20/2016		\$0.18
		<i>Total credit applied</i>	\$0.18
<b>Total overpayments/credits remaining on account</b>			<b>\$0.00</b>

**Annual Property Tax Detail**

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

**Tax rate**  
19.5540%

**Estimated market value \$828,000**

**Billable assessed  
value**

**Tax before exemptions and abatements**

**\$39,877 X 19.5540% = \$7,798**

Basic STAR - School Tax Relief

**\$-1,550 \$-303\*\***

**Tax before abatements**

**\$7,495**

**Annual property tax**

**\$7,495**

\*\* 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: 4-04292-0106. 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.





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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](mailto:register@hpd.nyc.gov).

