



# Property Tax Bill Quarterly Statement

Activity through November 22, 2013

**Owner name:** FLUDD, KEITH M.  
FLUDD, AMANDA  
**Property address:** 14410 256TH ST.  
**Borough, block & lot:** QUEENS (4), 13586, 0035

**Mailing address:**  
FLUDD, KEITH M.  
14410 256TH ST.  
JAMAICA, NY 11422-2543

## Statement Billing Summary

Previous charges	\$1,066.18
Amount paid	\$-1,066.18
Interest	\$0.00
<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$1,141.63
<b>Total amount due by January 2, 2014</b>	<b>\$1,141.63</b>
<b>Total property tax amount due January 2, 2014 from PHH Mortgage Corp/Rochester</b>	<b>\$1,141.63</b>
<b>You, the property owner</b>	<b>\$0.00</b>
Amount of property tax not due January 2, 2014 but that PHH Mortgage Corp/Rochester can pre-pay	\$1,141.63
<b>If PHH Mortgage Corp/Rochester wants to pay all property tax owed by January 2, 2014 please pay</b>	<b>\$2,275.72</b>
If PHH Mortgage Corp/Rochester pays all property tax owed by January 2, 2014 you would save	\$7.54

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This statement is for your information only.

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

<b>Total amount due by January 2, 2014 if you still have a mortgage</b>	\$0.00
<b>Total amount due by January 2, 2014 if you no longer have a mortgage</b>	\$1,141.63
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$2,275.72</b>

**Amount enclosed:**

#BWNFFBV  
#9237528131122018#

FLUDD, KEITH M.  
14410 256TH ST.  
JAMAICA NY 11422-2543

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



Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2014	\$1,066.18
Adopted Tax Rate			\$75.45
Total current charges			\$1,141.63

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2014	\$1,066.18
Adopted Tax Rate			\$75.45
Total tax year charges remaining			\$1,141.63

**How We Calculated Your Property Tax For July 1, 2013 Through June 30, 2014**

Tax class 1 - Small Home, Less Than 4 Families	<b>Tax rate</b>			
Original tax rate billed June 2013	18.5690%			
New tax rate	19.1910%			
<b>Estimated market value \$436,000</b>	<b>Billable assessed value</b>	<b>New Tax rate</b>		<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$24,567</b>	<b>X 19.1910%</b>	<b>=</b>	<b>\$4,715</b>
Basic STAR - School Tax Relief	\$-1,600			\$-299**
<b>Tax before abatements</b>				<b>\$4,416</b>
<b>Annual property tax</b>				<b>\$4,416</b>
<b>Original property tax billed in June 2013</b>				<b>\$4,265</b>
<b>Change in property tax bill based on new tax rate</b>				<b>\$151</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.

**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: 4-13586-0035. 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.

