



# Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

**Mailing Address:**

Mc Cann, Theresa M.  
13206 Cronston Ave.  
Far Rockaway, NY 11694-1420

**Owner Name:** Mc Cann, Theresa M.  
**Property Address:** 13206 Cronston Ave.  
**Borough, Block & Lot:** Queens (4), 16244, 0042

## Statement Billing Summary

(Reflects Account Activity from Your Last Statement through November 20, 2009)

Previous Balance	\$1,429.75
Amount Paid	\$-1,429.75
Interest	\$0.00
<b>Unpaid Balance, if Any</b>	<b>\$0.00</b>
Current Amount Due	\$1,481.02
<b>Total Amount Due By January 4, 2010</b>	<b>\$1,481.02</b>
<b>Total Property Tax Amount Due January 4, 2010 from:</b>	
Indymac Home Loan Servicing	\$1,481.02
You, the Property Owner	\$0.00
Amount of Property Tax Not Due January 4, 2010 but that Indymac Home Loan Servicing Can Choose to Pay Early	\$1,481.02
<b>If Indymac Home Loan Servicing Wants to Pay All Property Tax Owed By January 4, 2010 Please Pay:</b>	<b>\$2,947.23</b>
If Indymac Home Loan Servicing Pays All Property Tax Owed By January 4, 2010 You Would Save	\$14.81

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351267



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

If you Pay Via On-Line Banking You Must Include this Account Number: 4-16244-0042

**IMPORTANT MESSAGE: NYC PENALTY RELIEF**

Finance will waive interest and penalties on some ECB default debt paid by 12/21. Call 311.

**Pay Today The Easy Way**  
**nyc.gov/payonline**  
**Fast.Easy.Accurate.Timely.**

<b>Total Amount Due By January 4, 2010 if You Still Have a Mortgage</b>	\$0.00
<b>Total Amount Due By January 4, 2010 if You No Longer Have a Mortgage</b>	\$1,481.02
<b>If You No Longer Have a Mortgage and Want to Pay Everything, Please Pay</b>	\$2,947.23

#BWNFFBV  
#9299220091120019#

MC CANN, THERESA M.  
13206 CRONSTON AVE.  
FAR ROCKAWAY NY 11694-1420

**Amount Enclosed:**

**If Paying the Easy Way Isn't for You,  
Mail Payment To:**

NYC Department of Finance  
PO Box 32  
New York, NY 10008-0032



Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		10/01/2009	\$1,429.75
Payment	10/15/2009	Indymac Home Loan Servicing	\$-1,429.75
<b>Unpaid Balance, if Any</b>			<b>\$0.00</b>

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax		01/01/2010	\$1,429.75
Adopted Tax Rate	11/11/2009		\$51.27
<b>Total Amount Due By January 4, 2010</b>			<b>\$1,481.02</b>

Amount Not Due but That Can be Paid Early	Activity Date	Date	Amount
Finance-Property Tax		04/01/2010	\$1,429.75
Adopted Tax Rate	11/11/2009		\$51.27
<b>Total Amount Not Due but That Can be Paid Early</b>			<b>\$1,481.02</b>

**How We Calculated Your Property Tax for July 1, 2009 through June 30 2010**

Tax Class 1 - Small Home, Less Than 4 Families	<b>Tax Rate</b>		
Original Tax Rate Billed June 2009	16.7870%		
New Tax Rate	17.0880%		
<b>Estimated Market Value \$626,000</b>	<b>Billable Assessed Value</b>	<b>New Tax Rate</b>	<b>Taxes</b>
<b>Tax Before Exemptions and Abatements</b>	<b>\$34,068</b>	<b>X 17.0880%</b>	<b>= \$5,822</b>
<b>Tax Before Abatements</b>	<b>\$34,068</b>		<b>\$5,822</b>
<b>Annual Property Tax</b>			<b>\$5,822</b>
<b>Original Property Tax Billed in June 2009</b>	<b>\$34,068</b>		<b>\$5,719</b>
<b>Change in Property Tax Bill Based on New Tax Rate</b>			<b>\$103</b>

**Pay Today The Easy Way**  
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**Your Prompt Payment is Greatly Appreciated.**

**Did Your Mailing Address Change?**

If so, Please Visit Us at **nyc.gov/changemailingaddress** or Call **311**.





**We want to help you pay the right amount on time. Did we do that? Did you understand the statement?  
Did you know how much you had to pay? Did you know when your payment was due?**

Please let us know by signing on to [nyc.gov/financefeedback](http://nyc.gov/financefeedback).

Press "Start Survey". Select "Statement of Account" and press "Submit". Complete the 3 question survey.

Thank You.

IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE, PLEASE CALL 311 FOR HELP

