



FINANCE
NEW • YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE
nyc.gov/finance

Introducing the Department of Finance's New Statement of Account

Comprehensive • Timely • Current Property Tax Information

December 1, 2004

Dear Property Owner:

I am pleased to introduce the Department of Finance's new Statement of Account. Like a monthly utility or credit card bill, this new statement is designed to give you a comprehensive, simple summary of charges on your account – what you owe now, what you will need to pay in future periods, and what credits, if any, you may have.

The new Statement of Account replaces the property tax bills that Finance used to mail in June and December. In addition, it will also include any other property-related charges billed throughout the year. If you pay the property tax yourself, this statement is your tax bill. Pay it as you always do, online at nyc.gov/propertytaxes, by sending a check with the attached statement coupon, or by visiting one of our borough Business Centers listed on the back page.

If your bank or mortgage company pays the property tax for you, we have provided you with details about it, but you do not need to pay it. However, if there are any other property-related charges, you are responsible for paying those charges.

Your new Statement of Account improves on the old property tax bill in the following ways:

- **The Statement of Account is a summary of *all* property-related charges, including your property tax.**
- **The Statement of Account indicates any previous outstanding charges.**
- **Finance will automatically apply credits you may have toward your current property tax liability and reflect this on the Statement of Account.**

I hope you find this new Statement of Account more informative and helpful. You can look forward to receiving it on a quarterly basis.

Sincerely,

Martha E. Stark

Finance Commissioner

UNDERSTANDING YOUR STATEMENT OF ACCOUNT - Page 1

STATEMENT SUMMARY

Property Address
The address of the property.

Borough, Block and Lot (BBL)
The BBL is the number used by Finance to identify the property.

Mailing Address
Is either the property address, or another mailing address provided by the owner.



Statement of Account

December 01, 2004

Owner: Jane Doe
Property Address: 123 Main Street
Borough, Block & Lot: Manhattan (1), 00039, 1004

Mailing Address:
 Jane Doe
 456 Broadway
 New York, NY 10005-1604

Statement Billing Summary

Previous Charges, including Interest & Credits	\$101.00
Current Charges, including any Credits	\$100.00
Savings if You Pay Current Charges Now	\$0.00
Total Due January 18, 2005	\$201.00
Charges Not Due Yet, including any Credits	\$100.00
Savings if You Pay Charges Not Due Yet, Now	\$0.73-
Total Due if You Pay All Charges Now	\$300.27

Information About This Statement

Our records indicate that your property taxes are being paid by your mortgage company. For your convenience, the property taxes paid by your mortgage company are detailed in the section entitled, "Property Taxes Paid by Mortgage Company".
However, you are responsible for paying the charges detailed below.

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Please Send this Coupon with Your Payment



Total Due January 18, 2005 \$201.00
Total Due if You Pay All Charges Now \$300.27

#BWNFFBV
 #8515180041029019#
 Jane Doe
 456 Broadway
 New York, NY 10005-1604



Pay Today The Easy Way
nyc.gov/propertytaxes
Fast. Easy. Accurate. Timely
What Are You Waiting For...?

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



Previous Charges
Shows any balance due on property tax or other property-related charges.

Current Charges
Finance applies credits on your account toward current charges. If this is a negative number, we will credit this amount toward future charges, unless you request a refund.

Total Due Now
This is the sum of previous and current charges, less any credits.

Savings
If you are paying a charge not due yet, you will save the amount shown here.

Total Amount Due if You Pay All Charges Now
Amount due, including your savings, if you pay all charges by the due date.

UNDERSTANDING YOUR STATEMENT OF ACCOUNT - Page 2

STATEMENT DETAILS

Previous Charges

Shows outstanding taxes or other property-related charges (e.g., Fire Inspection) and indicates interest on previous charges.

Reference Number

This number is for internal office use only.



Jane Doe
Property Address: 123 Main Street
-Continued from Page 1

STATEMENT DETAIL

Previous Charges	Charges Due	Interest On Charges Due	Total Charges Due	Reference
Fire-Prevention Inspection	\$100.00	\$1.00	\$101.00	058040627
Total Previous Charges	\$100.00	\$1.00	\$101.00	

Current Charges	Initial Charge	Charges Due	Reference	Agency Referral #
Fire-Prevention Inspection	\$100.00	\$100.00	058041127	
Total Current Charges		\$100.00		

Charges Not Yet Due	Initial Charge	Charges to Be Paid	Charge Due Date	Reference	Agency Referral #
Downtown Lower Manh	\$0.00	\$100.00	02/18/2005	0190501189200	
Total Amounts Not Due Yet		\$100.00			

Property Tax Adjustment		New Tax Rates
Property Tax Originally Billed for January - June 2005	\$1,536.60	Property Tax Rate 5.5290%
Property Tax Rate Adjustment	\$98.38-	School Tax Rate 6.6870%
Property Tax Due for January - June 2005	\$1,438.22	Combined Tax Rate 12.2160%

The City budget was not finalized when we sent your bill for the July payment. This bill is an adjustment that reflects the new tax rate.

Property Taxes Paid by Mortgage Company	Charges Due	Interest On Charges Due	Total Charges Due
Finance-Property Tax	\$100.00	\$10.00	\$110.00
Finance-Property Tax	\$719.11	\$0.00	\$719.11
Finance-Property Tax	\$719.11	\$0.00	\$719.11
Total Charges	\$1,538.22	\$10.00	\$1,548.22

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Pay Today The Easy Way

nyc.gov/propertytaxes
Fast -Easy -Accurate -Timely
What Are You Waiting For...?

Please note that prompt payment of this bill is required

Did Your Address Change?

Borough, Block & Lot: Manhattan (1), 00039, 1004

Property Tax Adjustment

Shows the property tax based on the new tax rates.

New Tax Rates

The City budget was not finalized when we sent your June bill. This is the new tax rate.

Property Taxes Paid by Your Mortgage Company

Reflects previous, current and charges not yet due, that are paid by your mortgage company. If you recently paid off your mortgage, call us so we can tell you what you owe.



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PAYMENT AND CONTACT INFORMATION

THREE WAYS TO PAY

1 - Pay online at nyc.gov/propertytaxes

By Electronic Funds Transfer (Free)

By Electronic Check (\$2.00 Fee)

By Credit Card (Fee on a sliding scale, depending on the amount)

2 - Mail your payment with the statement coupon to:

**NYC Department of Finance
P. O. Box 32
New York, NY 10008-0032**

3 - Pay in person at any Finance Business Center

**Bronx 1932 Arthur Avenue, 1st Floor
Brooklyn 210 Joralemon Street, 1st Floor
Manhattan 66 John Street, 2nd Floor
Queens 144-06 94th Avenue, 1st Floor
Staten Island 350 St. Mark's Place, 1st Floor**

Business Center Hours

Monday through Friday, 8:30 am - 4:30 pm

CUSTOMER ASSISTANCE

**For general information call 311
or**

Finance Customer Assistance at 212-504-4080

TTY/TTD Access: 212-504-4115

(Only teletype device users can access this number)

CityTax Dial: 212-504-4034

(24 hours, 7 days a week, touch-tone access to answers to frequently asked questions)

Beginning December 6th through December 18th

Customer Assistance hours will be extended

Monday through Friday, 8:00 am – 6:30 pm

and on

Saturday, December 11th and December 18th, 9:00 am – 5:00 pm

Billing or payment questions can also be mailed to:

**The NYC Department of Finance
Correspondence Unit, Attn: Tax Bill Questions
66 John Street, 3rd Floor
New York, NY 10038**