



ABOUT YOUR STATEMENT OF ACCOUNT

Current Property Tax Information

December 2009

Dear Property Owner:

Your property tax bill due in January is enclosed.

New Tax Rates

When we mailed your annual tax bill in June, we used last year's tax rates because the rates for the current fiscal year had not yet been established. The new rates were set in November, after the fiscal year began on July 1. State law determines the percentage of taxes paid by each class of property in New York City, and these percentages change each year. As a result, the enclosed Statement reflects an adjustment to the tax rates we used for July and October of this year.

Tax Reduction Application Deadline March 15, 2010

If you own a home, cooperative or condominium, you may qualify for a tax reduction. All owners who live in their homes, co-ops and condos qualify for the most basic tax reduction, known as the STAR Exemption. Seniors, veterans, people with disabilities and other owners may qualify for further reductions depending on their income. Please visit nyc.gov/star or call 311. The application deadline is March 15, 2010.

NYC Penalty Relief Ends December 21, 2009

If you owe Environmental Control Board debt that is in default, you may be able to avoid penalties and interest. Please visit nyc.gov/finance or call 311 to apply by December 21.

Fewer Mailings

Starting with this bill, we will only mail Statements to owners who pay their taxes directly to us and also have a balance due. Owners who pay taxes through a bank or mortgage servicing company will no longer receive a Statement in the mail unless they are responsible for paying other charges, such as fees for sidewalk repairs. Finance will continue to publish a quarterly Statement for every property on our website at nyc.gov/propertytaxes. By making this change, we will save taxpayers hundreds of thousands of dollars a year in printing and mailing costs.

Best wishes to you and your family in the upcoming year.

Sincerely,

David M. Frankel
Finance Commissioner

PAY ANY WAY YOU WANT

IF YOU WANT TO PAY BY:	COST:	HOW:
Electronic Funds Transfer*	\$0	Online
Paper Check	\$0	In Person or by Mail
Cash	\$0	In Person
Electronic Check	\$2.00	Online
Credit Card	(Fees are based on the amount charged to your credit card)	Online
Up to \$40 charged	\$1	
More than \$40	2.49% of amount charged	
For every \$100 charged	\$2.49	
For every \$1,000 charged	\$24.90	
For every \$10,000 charged	\$249	
For every \$100,000 charged	\$2,490	
Automatic Payment (Auto Pay)	\$0	In Person or by Mail

***Property owners with property tax bills of more than \$300,000 are required to pay by electronic funds transfer. However, all owners can pay electronically. It's safe, secure, and free.**

BY MAIL - Make checks or money orders payable to *New York City Department of Finance* and mail to:

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

IN PERSON - Pay in person at any Finance Business Center, Monday - Friday, 8:30 am - 4:30 pm.

- > Bronx 3030 Third Ave., 2nd floor
- > Brooklyn 210 Joralemon St., 1st floor
- > Manhattan 66 John St., 2nd floor
- > Queens 144-06 94th Ave., 1st floor
- > Staten Island 350 St. Mark's Pl., 1st floor

ONLINE - Visit www.nyc.gov/finance and click "PAY ONLINE"

Apply for direct property tax payment through Auto Pay.
Download Automatic Payment Application at www.nyc.gov/soa
or visit the Finance Business Center near you.

CUSTOMER ASSISTANCE

PHONE - If you have questions, call **212-504-4080** or **311**

TTY/TTD - Access for hearing-impaired: 212-504-4115

ONLINE - Visit our web site at: www.nyc.gov/soa

EMAIL - Correspondence@finance.nyc.gov

MAIL - Billing or payment questions can also be mailed to:

NYC Department of Finance Correspondence Unit
ATTN: January Statement of Account
66 John Street – 3rd floor
New York, NY 10038


FINANCE APPRECIATES YOUR SUGGESTIONS!

Did you understand this Statement?

Visit us at www.nyc.gov/financefeedback and let us know what you think.

Your input is important to us.

UNDERSTANDING YOUR STATEMENT OF ACCOUNT

NYC Finance  Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

Mailing Address:
Bad Location Address

Owner Name: Not on File
Property Address: 2 Street
Borough, Block & Lot: Queens #D0013, 0001F

*** DIALOGUE TEST MODE: Run Date November 8, 2009 ***

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

Previous Balance	\$119,698.42
Amount Paid	\$0.00
Interest	\$2,745.93
Unpaid Balance, if Any	\$122,444.35
Current Amount Due	\$534.76
Total Amount Due By January 4, 2010	\$122,99.11
Amount Not Due but That You Can Choose to Pay Early	\$534.76
If You Want to Pay Everything You Owe By January 4, 2010 Please Pay:	\$123,508.52
If You Pay Everything You Owe By January 4, 2010, You Would Save	\$5.35

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NYC Finance PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON
If you Pay Via On-Line Banking You Must Include this Account Number: 4-00013-0001F

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

IMPORTANT MESSAGE: NYC PENALTY RELIEF
Finance will waive interest and penalties on some ECB default debt paid by 12/21. Call 311.

Total Amount Due By January 4, 2010 \$122,979.11
If You Want to Pay Everything You Owe By January 4, 2010 Please Pay: \$123,508.52


#BWNFFBV
#8937648091120011#

BAD LOCATION ADDRESS

Amount Enclosed:

If Paying the Easy Way Isn't for You,
Mail Payment To:
NYC Department of Finance
PO Box 92
New York, NY 10008-0092

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NYC Finance  Statement Details

November 20, 2009
Housing Preservation & Development
5130 2nd St.
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*** DIALOGUE TEST MODE: Run Date November 8, 2009 ***

Previous Balance	Activity Date	Date	Amount
Finance-Property Tax Interest		07/01/2009	\$58,365.37
			\$2,708.33
Unpaid Balance, if Any			\$61,073.70

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax Adopted Tax Rate		01/01/2010	\$55,777.14
		11/07/2009	\$-1,955.24
Total Amount Due By January 4, 2010			\$53,821.90

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

Tax Class 4 - Commercial Property	Tax Rate		
Original Tax Rate Billed June 2009	10.6120%		
New Tax Rate	10.4260%		

Estimated Market Value	\$2,560,000	Billable Assessed Value	New Tax Rate	Taxes
Tax Before Exemptions and Abatements	\$1,051,209	<input type="checkbox"/> 10.4260%	<input type="checkbox"/>	\$109,599
Tax Before Abatements	\$1,051,209			\$109,599
Annual Property Tax				\$109,599

Original Property Tax Billed in June 2009 \$1,051,209 \$111,554
Change in Property Tax Bill Based on New Tax Rate \$-1,955

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 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

ARE YOU PAYING MORE TAX THAN YOU SHOULD BE?

If you use your home as your primary residence, you may be entitled to STAR and other exemptions. If you don't have STAR shown here, please apply by March 15th to lower your taxes starting July 1. Visit nyc.gov/star or call 311 for an application.

THE NYC PENALTY RELIEF PROGRAM

This program allows businesses and individuals to resolve Environmental Control Board (ECB) debt in default. Deadline is December 21, 2009.