



# Property Tax Bill Quarterly Statement

Activity through November 18, 2023

**Owner name:** NICOLA S CAVALLARO  
CAVALLARO, THERESA M

**Property address:** 118 CHAPIN AVE.

**Borough, block & lot:** STATEN ISLAND (5), 00869, 0110

**Mailing address:**

NICOLA S. CAVALLARO  
118 CHAPIN AVE.  
STATEN ISLAND NY 10304-2927

Outstanding Charges \$0.00

New Charges \$2,262.92

**Amount Due \$2,262.92**

*Please pay by January 2, 2024. To avoid interest pay on or before January 16th.*



Citypay Payments - Property Taxes  
Pay as a Guest  
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes  
User ID and Password Required  
Pay by Wire or eCheck

PTS - ZB  
1400.01 - S4  
40 - 1 - 1  
29486

**Borough: 5 Block: 00869 Lot: 0110**

**Pay Today The Easy Way**  
**[nyc.gov/payonline](https://nyc.gov/payonline)**



Statement of Account  
66 John Street  
Room 104 Mailroom  
New York, NY 10038

**Amount Due: \$2,262.92**

*If you have a mortgage, see the Account Overview on page 2.*

**Amount Enclosed:**

#962996723111801#  
NICOLA S. CAVALLARO  
118 CHAPIN AVE.  
STATEN ISLAND NY 10304-2927

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 680  
Newark NJ 07101-0680

9629967231118 01 5008690110 0000000226292 00000000000000 240102312024000 5

Account Overview	Amount
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Total amount due by January 2, 2024 if you still have a mortgage	\$0.00
Total amount due by January 2, 2024 if you no longer have a mortgage	\$2,262.92
If you no longer have a mortgage and want to pay everything, please pay	\$4,518.15

Billing Summary	Activity Date	Due Date	Amount
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Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$2,313.96
Adopted Tax Rate			\$-51.04
<b>Total amount due</b>			<b>\$2,262.92</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
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Finance-Property Tax		04/01/2024	\$2,313.96
Adopted Tax Rate			\$-51.04
<b>Total tax year charges remaining</b>			<b>\$2,262.92</b>
If you pay everything you owe by January 16, 2024, you would save:			\$7.69

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 5-869-110. Our address is PO Box 680, Newark, NJ 07101-0680.

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.

Visit [www.nyc.gov/taxbill](http://www.nyc.gov/taxbill) to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**How We Calculated Your Property Tax For July 1, 2023 Through June 30, 2024**

		<b>Overall</b>	
		<b>Tax Rate</b>	
Tax class	1 - Small Home, Less Than 4 Families	20.3090%	
Original tax rate billed		20.0850%	
New Tax rate			
<b>Estimated Market Value</b>		<b>\$1,028,000</b>	
			<b>Taxes</b>
<b>Billable Assessed Value</b>		<b>\$59,975</b>	
Combat Veteran		-4,800.00	
Disabled Veteran		-9,600.00	
<b>Taxable Value</b>		<b>\$45,575 x 20.0850%</b>	
<b>Tax Before Abatements and STAR</b>		<b>\$9,153.76</b>	<b>\$9,153.76</b>
<b>Annual property tax</b>			<b>\$9,153.76</b>
<b>Original property tax billed in June 2023</b>			<b>\$9,255.84</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>			<b>\$-102.08</b>

