



# Property Tax Bill

## Quarterly Statement

Activity through November 18, 2023

**Owner name:** KOTIN, ALEKSANDR  
FRIDMAN, NATELLA

**Property address:** 131 MCKINLEY AVE.

**Borough, block & lot:** STATEN ISLAND (5), 04433, 0020

**Mailing address:**

KOTIN, ALEKSANDR  
131 MCKINLEY AVE.  
STATEN ISLAND NY 10306-1735

Outstanding Charges \$0.00

New Charges \$2,556.11

**Amount Due \$2,556.11**

*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  
88281

**Borough: 5 Block: 04433 Lot: 0020**

**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: \$2,556.11**

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

**Amount Enclosed:**

#968965123111801#

KOTIN, ALEKSANDR  
131 MCKINLEY AVE.  
STATEN ISLAND NY 10306-1735

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

9689651231118 01 5044330020 0000000255611 00000000000000 240102312024000 5

Account Overview	Amount
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	\$2,556.11
If you no longer have a mortgage and want to pay everything, please pay	\$5,103.53

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2024	\$2,613.77
Adopted Tax Rate			\$-57.66
<b>Total amount due</b>			<b>\$2,556.11</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2024	\$2,613.77
Adopted Tax Rate			\$-57.66
<b>Total tax year charges remaining</b>			<b>\$2,556.11</b>
If you pay everything you owe by January 16, 2024, you would save:			\$8.69

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

	Overall	
Tax class 1 - Small Home, Less Than 4 Families	<b>Tax Rate</b>	
Original tax rate billed	20.3090%	
New Tax rate	20.0850%	
<b>Estimated Market Value \$959,000</b>		
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$51,480</b>	
<b>Taxable Value</b>	\$51,480 x 20.0850%	
<b>Tax Before Abatements and STAR</b>	\$10,339.76	<b>\$10,339.76</b>
<b>Annual property tax</b>		<b>\$10,339.76</b>
<b>Original property tax billed in June 2023</b>		<b>\$10,455.08</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$-115.32</b>

**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: 5-4433-20. 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.