



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: JAMES TOSCANO
DONNA TOSCANO

Property address: 118 ELMWOOD AVE.

Borough, block & lot: STATEN ISLAND (5), 05260, 0017

Mailing address:

JAMES TOSCANO
118 ELMWOOD AVE.
STATEN ISLAND NY 10308-2638

Outstanding Charges \$0.00

New Charges \$1,737.63

Amount Due \$1,737.63

Please pay by January 4, 2021. To avoid interest pay on or before January 15th.

Most Department of Finance services are available online:

- To pay your bill, visit nyc.gov/payonline.
- For general information, visit nyc.gov/finance.
- To submit a question to the Department of Finance, visit nyc.gov/dofaccount.

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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

| | |
|---|------------|
| Total amount due by January 4, 2021 if you still have a mortgage | \$0.00 |
| Total amount due by January 4, 2021 if you no longer have a mortgage | \$1,737.63 |
| If you no longer have a mortgage and want to pay everything, please pay | \$3,469.35 |

Amount enclosed:

#969858320112101#

JAMES TOSCANO
118 ELMWOOD AVE.
STATEN ISLAND NY 10308-2638

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9698583201121 01 5052600017 0000000173763 00000000000000 210104312021000 1

| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|------------|-------------------|
| Outstanding charges including interest and payments | | | \$0.00 |
| Finance-Property Tax | | 01/01/2021 | \$1,758.75 |
| Adopted Tax Rate | | | \$-21.12 |
| Total amount due | | | \$1,737.63 |

| Tax Year Charges Remaining | Activity Date | Due Date | Amount |
|---|---------------|------------|-------------------|
| Finance-Property Tax | | 04/01/2021 | \$1,758.75 |
| Adopted Tax Rate | | | \$-21.12 |
| Total tax year charges remaining | | | \$1,737.63 |
| If you pay everything you owe by January 4, 2021, you would save: | | | \$5.91 |

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

| | | |
|--|-------------------------|-------------------|
| Tax class 1 - Small Home, Less Than 4 Families | Overall Tax Rate | |
| Original tax rate billed | 21.1670% | |
| New Tax rate | 21.0450% | |
| Estimated Market Value \$596,000 | | |
| Billable Assessed Value | \$34,634 | Taxes |
| Taxable Value | \$34,634 x 21.0450% | |
| Tax Before Abatements and STAR | \$7,288.76 | \$7,288.76 |
| Basic Star - School Tax Relief | \$-1,410.00 | \$-296.00** |
| Annual property tax | | \$6,992.76 |
| Original property tax billed in June 2020 | | \$7,035.00 |
| Change In Property Tax Bill Based On New Tax Rate | | \$-42.24 |

** This is your NYS STAR tax savings. For more information, please visit us at nyc.gov/finance or contact 311.

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 5-05260-0017 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

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.

