



Property Tax Bill Quarterly Statement

Activity through November 19, 2022

Owner name: JOHN M NICOLOSI
NICOLOSI, GIOVANNA

Property address: 282 ALVERSON AVE.

Borough, block & lot: STATEN ISLAND (5), 06147, 0096

Mailing address:

JOHN M. NICOLOSI
282 ALVERSON AVE.
STATEN ISLAND NY 10309-1793

Outstanding Charges \$0.00

New Charges \$2,342.34

Amount Due \$2,342.34

Please pay by January 3, 2023. To avoid interest pay on or before January 17th.

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.



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 - S
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THIS STATEMENT IS FOR YOUR INFORMATION ONLY

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 3, 2023 if you still have a mortgage	\$0.00
Total amount due by January 3, 2023 if you no longer have a mortgage	\$2,342.34
If you no longer have a mortgage and want to pay everything, please pay	\$4,676.72

Amount enclosed:

#971739822111901#

JOHN M. NICOLOSI
282 ALVERSON AVE.
STATEN ISLAND NY 10309-1793

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2023	\$2,263.86
Debit Adjustment	01/01/2023		\$78.48
Total amount due			\$2,342.34

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2023	\$2,263.86
Debit Adjustment	01/01/2023		\$78.48
Total tax year charges remaining			\$2,342.34
If you pay everything you owe by January 3, 2023, you would save:			\$7.96

How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Original tax rate billed	19.9630%	
New Tax rate	20.3090%	
Estimated Market Value \$874,000		
Billable Assessed Value	\$45,361	Taxes
Taxable Value	\$45,361 x 20.3090%	
Tax Before Abatements and STAR	\$9,212.40	\$9,212.40
Annual property tax		\$9,212.40
Original property tax billed in June 2022		\$9,055.44
Change In Property Tax Bill Based On New Tax Rate		\$156.96

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

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: 5-06147-0096. Our address is P. O. 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.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

