

Owner name: JOHN M NICOLOSI  
NICOLOSI, GIOVANNA  
Property address: 282 ALVERSON AVE.

Borough STATEN ISLAND (5)	Block 6147	Lot 96
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$2,260.83
<b>Total amount due by April 1, 2024*</b>	<b>\$2,260.83</b>
* To avoid interest, you must pay by April 15.	
If you have a mortgage, see the Billing Summary on page 2.	

## Ways to pay:

Most common way to pay	Other ways to pay	
 <b>Online</b> <p>Go to <b>www.nyc.gov/citypay</b> or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 <b>By Mail</b> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 <b>In Person</b> <p>Visit a DOF business center with a copy of this bill. See <a href="http://www.nyc.gov/visitdof">www.nyc.gov/visitdof</a> for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - ZB - 1400.01 - S4 - 40 - 1 - 1 - 116040

**Borough: 5    Block: 06147    Lot: 0096**



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

**Want faster payment processing  
and instant confirmation?**  
Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)

**Amount Due 04/01/24: \$2,260.83**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#971811524021701#  
JOHN M. NICOLOSI  
282 ALVERSON AVE.  
STATEN ISLAND NY 10309-1793

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

Billing Summary	Amount
Total amount due by April 1, 2024, if you still have a mortgage	\$0.00
Total amount due by April 1, 2024, if you no longer have a mortgage	\$2,260.83

**Your property details:**

Estimated market value: \$917,000  
Tax class: 1 - Small Home, Less Than 4 Families

**How we calculate your annual taxes:**

Billable assessed value: \$45,533.00  
times the current tax rate: x 20.0850%  
**Annual property tax: \$9,145.32**

## Activity for This Billing Period (Due April 1, 2024)

### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

	Activity Date	
Finance-Property Tax		\$2,311.83
Adopted Tax Rate	01/01/2024	\$-51.00
<b>Department of Finance Total</b>		<b>\$2,260.83</b>

### Messages for You:

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.

**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 BBL number: 5-6147-96. 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.