



Property Tax Bill Quarterly Statement

Activity through November 18, 2023

Owner name: MICHAEL CHIUSANO
ROSE CHIUSANO

Property address: 131 MCBAIN AVE.

Borough, block & lot: STATEN ISLAND (5), 07028, 0026

Mailing address:

MICHAEL CHIUSANO
131 MCBAIN AVE.
STATEN ISLAND NY 10309-1610

Outstanding Charges	\$0.00
New Charges	\$3,054.29
Amount Due	\$3,054.29

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
127127

Borough: 5 Block: 07028 Lot: 0026

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$3,054.29

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

Amount Enclosed:

#972906423111801#
MICHAEL CHIUSANO
131 MCBAIN AVE.
STATEN ISLAND NY 10309-1610

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

9729064231118 01 5070280026 0000000305429 00000000000000 240102312024000 7

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	\$3,054.29
If you no longer have a mortgage and want to pay everything, please pay	\$6,098.20

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	\$3,123.17
Adopted Tax Rate			\$-68.88
Total amount due			\$3,054.29

Tax Year Charges Remaining	Activity Date	Due Date	Amount
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Finance-Property Tax		04/01/2024	\$3,123.17
Adopted Tax Rate			\$-68.88
Total tax year charges remaining			\$3,054.29
If you pay everything you owe by January 16, 2024, you would save:			\$10.38

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

	Overall	
Tax class 1 - Small Home, Less Than 4 Families	Tax Rate	
Original tax rate billed	20.3090%	
New Tax rate	20.0850%	
Estimated Market Value	\$1,170,000	
		Taxes
Billable Assessed Value	\$61,513	
Taxable Value	\$61,513 x 20.0850%	
Tax Before Abatements and STAR	\$12,354.92	\$12,354.92
Annual property tax		\$12,354.92
Original property tax billed in June 2023		\$12,492.68
Change In Property Tax Bill Based On New Tax Rate		\$-137.76

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: 5-7028-26. 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 to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.