



**Property Tax Bill**  
**Quarterly Statement**  
 Activity through June 08, 2012

**Owner name:** NICHOLSON JAMES  
**Property address:** 1907 YATES AVE.  
**Borough, block & lot:** BRONX (2), 04274, 0038

**Mailing address:**  
 NICHOLSON JAMES  
 1907 YATES AVE.  
 BRONX, NY 10461-1837

**Statement Billing Summary**

Previous charges	\$970.29
Amount paid	\$-970.29
Interest	\$0.00
<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$963.16
<b>Total amount due by July 2, 2012</b>	<b>\$963.16</b>
<b>Total property tax amount due July 2, 2012 from</b>	
<b>Wells Fargo Bank/WFRETS</b>	<b>\$963.16</b>
<b>You, the property owner</b>	<b>\$0.00</b>
Amount of property tax not due July 2, 2012 but that Wells Fargo Bank/WFRETS can pre-pay	\$2,800.17
<b>If Wells Fargo Bank/WFRETS wants to pay all property tax owed by July 2, 2012 please pay</b>	<b>\$3,725.99</b>
If Wells Fargo Bank/WFRETS pays all property tax owed by July 2, 2012 you would save	\$37.34

Did you know you can pay your property taxes through your bank's website or online bill pay site?  
 It's safe, fast, and easy! See reverse side for details.

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 61494



This statement is for your information only.

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

<b>Total amount due by July 2, 2012 if you still have a mortgage</b>	\$0.00
<b>Total amount due by July 2, 2012 if you no longer have a mortgage</b>	\$963.16
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$3,725.99</b>

**Amount enclosed:**

#BWNFFBV  
 #9057506120608012#

NICHOLSON JAMES  
 1907 YATES AVE.  
 BRONX NY 10461-1837

**Mail payment to:**  
 NYC Department of Finance  
 P.O. Box 680  
 Newark, NJ 07101-0680



Previous Charges	Date	Amount
<b>Total previous charges including interest and payments</b>		<b>\$0.00</b>

Current Charges	Activity Date	Date	Amount
Finance-STAR Exemption One-Time Charge *		07/01/2011	\$29.77
Finance-Property Tax		07/01/2012	\$933.39

\* State law recently changed how the STAR benefit is applied. It cannot increase more than 2% each year. Due to this change, Finance has recalculated your STAR benefit for the 2011/12 tax year.

<b>Total current charges</b>	<b>\$963.16</b>
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Charges You Can Pre-pay	Activity Date	Date	Amount
Finance-Property Tax		10/01/2012	\$933.39
Finance-Property Tax		01/01/2013	\$933.39
Finance-Property Tax		04/01/2013	\$933.39
<b>Total charges you can pre-pay</b>			<b>\$2,800.17</b>

**Annual Property Tax Detail**

Tax class 1 - Small Home, Less Than 4 Families	<b>Tax rate</b>			
Current tax rate	18.2050%			
<b>Estimated market value \$370,000</b>	<b>Billable assessed value</b>	<b>tax rate</b>		<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$22,118</b>	<b>X 18.2050%</b>	<b>=</b>	<b>\$4,027</b>
Basic STAR - School Tax Relief	\$-1,670			\$-293*
<b>Tax before abatements</b>				<b>\$3,734</b>
<b>Annual property tax</b>				<b>\$3,734</b>

\* This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at [nyc.gov/finance](http://nyc.gov/finance) or contact 311.

**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: 2-04274-0038. 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](http://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.

