



Quarterly Statement of Account

Mailing Address:

MUSSO, VITO
14409 NEGUNDO AVE.
FLUSHING, NY 11355-3553

Owner Name: MUSSO, VITO
MUSO, CUSTODIA
Property Address: 14409 NEGUNDO AVE.
Borough, Block & Lot: QUEENS (4), 05220, 0124

Statement Billing Summary

(Reflects Account Activity From Your Last Statement Through November 19, 2010)

Previous Balance	\$1,343.20
Amount Paid	\$-1,343.20
Interest	\$0.00
Unpaid Balance, If Any	\$0.00
Current Amount Due	\$1,386.58
Total Amount Due By January 3, 2011	\$1,386.58
Total Property Tax Amount Due January 3, 2011 From:	
Emigrant Mortgage Co	\$1,386.58
You, The Property Owner	\$0.00
Amount Of Property Tax Not Due January 3, 2011 But That Emigrant Mortgage Co Can Choose To Pay Early	\$1,386.58
If Emigrant Mortgage Co Wants To Pay All Property Tax Owed By January 3, 2011 Please Pay:	\$2,764.01
If Emigrant Mortgage Co Pays All Property Tax Owed By January 3, 2011 You Would Save	\$9.15

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145240



THIS STATEMENT IS FOR YOUR INFORMATION ONLY
IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE,
PLEASE CALL 311 FOR HELP

Pay Today The Easy Way
nyc.gov/payonline
Fast.Easy.Accurate.Timely.

If You Pay Via On-Line Banking You Must Include This Account Number: 4-05220-0124

Total Amount Due By January 3, 2011 If You Still Have A Mortgage	\$0.00
Total Amount Due By January 3, 2011 If You No Longer Have A Mortgage	\$1,386.58
If You No Longer Have A Mortgage And Want To Pay Everything, Please Pay	\$2,764.01

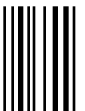
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MUSSO, VITO
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FLUSHING NY 11355-3553

Amount Enclosed:

**If Paying The Easy Way Isn't For You,
Mail Payment To:**

NYC Department of Finance
PO Box 32
New York, NY 10008-0032



Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		10/01/2010	\$1,343.20
Payment	09/29/2010	Emigrant Mortgage Co	\$-1,343.20
Unpaid Balance, If Any			\$0.00

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax		01/01/2011	\$1,343.20
Adopted Tax Rate			\$43.38
Total Amount Due By January 3, 2011			\$1,386.58

Amount Not Due But That Can Be Paid Early	Activity Date	Date	Amount
Finance-Property Tax		04/01/2011	\$1,343.20
Adopted Tax Rate			\$43.38
Total Amount Not Due But That Can Be Paid Early			\$1,386.58

How We Calculated Your Property Tax For July 1, 2010 Through June 30, 2011

Tax Class 1 - Small Home, Less Than 4 Families	Tax Rate			
Original Tax Rate Billed June 2010	17.0880%			
New Tax Rate	17.3640%			
Estimated Market Value \$674,000	Billable Assessed Value	New Tax Rate		Taxes
Tax Before Exemptions And Abatements	\$33,062	X 17.3640%	=	\$5,741
Basic Star - School Tax Relief	\$-1,620			\$-281
Tax Before Abatements	\$31,442			\$5,460
Annual Property Tax				\$5,460
Original Property Tax Billed In June 2010	\$31,442			\$5,373
Change In Property Tax Bill Based On New Tax Rate				\$87

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Your Prompt Payment Is Greatly Appreciated.

Did Your Mailing Address Change?

If So, Please Visit Us At nyc.gov/changemailingaddress Or Call 311.

