



**CITY OF BUFFALO**  
 Department of Assessment & Taxation  
 65 Niagara Square  
 Room 121  
 Buffalo, NY 14202-3385  
 Phone: (716) 851-5733

# CITY OF BUFFALO 2020-2021

## REAL PROPERTY TAX AND SEWER RENT BILL

**PARCEL ID#: 03827900**

**DUE BY JULY 31, 2020**

### YOUR PROPERTY:

|  |                              |
|--|------------------------------|
| Address: 367 ELMWOOD   | Assessed to: 367 ELMWOOD LLC |
| Description: 622.50 S BRYANT, Code: 411-APARTMENT            | Type: NON-HOMESTEAD          |
| Frontage: 89.50 Depth: 200.00 Assessed Value: \$1,030,500.00 | School District: 140200      |

367 ELMWOOD LLC  
 950 DELAWARE AVE  
 BUFFALO, NY 14209-1850

T4 P1  
779

### YOUR EXEMPTIONS:

|           | CITY | SCHOOL |
|-----------|------|--------|
| Veteran:  | 0    | 0      |
| Aged:     | 0    | 0      |
| Disabled: | 0    | 0      |
| Clergy:   | 0    | 0      |
| Other:    | 0    | 0      |

### PROPERTY TAXPAYER'S BILL OF RIGHTS INFORMATION:

The Assessor estimates the full market value of this property as of March 1, 2020 was: \$1,030,500.00  
 The assessed value of this property as of July 1, 2020 was: \$1,030,500.00  
 The uniform percentage of value used to establish assessments was: 90%

If you feel your assessment is incorrect, you may file a challenge with the Department of Assessment & Taxation between December 1 - 31, 2020 for next year's taxes.  
 For further information about this process, call (716) 851-5733.

### YOUR REAL PROPERTY TAX AND SEWER RENT OBLIGATIONS:

**2020**

Tax Summary  
and Payment  
Schedule:

|  |                    |
|--|--------------------|
| 1st Half (Due 07/31/2020):                           | \$8,632.45         |
| Sewer Rent (Due 09/30/2020):                         | \$974.32           |
| 2nd Half (Due 12/31/2020):                           | \$8,632.44         |
| City Tax Arrears:                                    | \$0.00             |
| Interest on City Tax Arrears (If Paid by 7/31/20):   | \$0.00             |
| Sewer Rent Arrears:                                  | \$0.00             |
| Interest on Sewer Rent Arrears (If Paid by 7/31/20): | \$0.00             |
| Uncollected Fines & Penalties:                       | \$0.00             |
| <b>TOTAL:</b>  | <b>\$18,239.21</b> |

| PROPERTY TAXES:   |        | TAX LEVY 2020 | TAX LEVY 2019 | % OF CHANGE | TAXABLE VALUE  | TAX RATE PER \$1,000 | TAX AMOUNT                                     |
|---|--------|---------------|---------------|-------------|----------------|----------------------|--|
| <b>HOMESTEAD</b>  | City   | \$37,817,602  | \$41,483,272  | -8.84%      | \$1,030,500.00 | \$5.238570           | \$8,997.16                                     |
|   | School | \$34,764,654  | \$38,134,400  | -8.84%      | \$1,030,500.00 | \$4.746466           | \$8,267.73                                     |
| Total Homestead Tax Rate Per \$1,000 =                              |        | \$9.985036    |               |             |                |                      |  |
| <b>NON-HOMESTEAD</b>  | City   | \$39,224,640  | \$35,558,970  | 10.31%      |                | \$8.730869           |  |
|   | School | \$36,058,104  | \$32,688,358  | 10.31%      |                | \$8.023025           |  |
| Total Non-Homestead Tax Rate Per \$1,000 =                          |        | \$16.753894   |               |             |                |                      |  |
| Total Tax Levy  |        | \$147,865,000 |               | 0.00%       |                |                      |  |
|   |        |               |               |             |                |                      | + Local Amount \$0.00                          |
| Local Assistance from New York State is Estimated at: \$958,461,171 |        |               |               |             |                |                      | The Savings Due To The STAR Program is: \$0.00 |

\*This year's STAR tax savings generally may not exceed last year's by more than 2%.\*

▲ RETAIN TOP PART FOR YOUR RECORDS ▲

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▼ DETACH COUPON AND MAIL WITH PAYMENT ▼

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B-03827900 SBL-1005400001032000 R-1 D-147006



Assessed on Address: 367 ELMWOOD  
 Parcel ID #: 03827900

### PAY ONLINE AT [BUFFALONY.GOV/PAY](https://buffalony.gov/pay)

or Mail Payment & Coupon to: Division of Treasury  
 P.O. Box 19, Buffalo, NY 14240-0019

**MAKE CHECK PAYABLE TO: CITY OF BUFFALO.** To assure proper credit to your account and avoid penalty, return this coupon with your payment by July 31, 2020.

☐ Check here if you wish to receive a receipt for payment of this tax bill

### PAYMENT / PLEASE SELECT ONE AND CHECK THE APPROPRIATE BOX

- ☐ \$18,239.21  
Pay BOTH TAX Installments + SEWER Rent
- ☐ \$8,632.45  
Pay only FIRST TAX Installment
- ☐ \$9,606.77  
Pay only FIRST TAX Installment + SEWER Rent
- ☐ \$974.32  
Pay ONLY SEWER (Note: Failure to pay first Tax Installment will result in penalties)

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## YOUR REAL PROPERTY TAX AND SEWER RENT OBLIGATIONS:

|  |            |
|--|------------|
| City Operation and Maintenance .....   | \$8,997.16 |
| (\$5.403353 per \$1,000 of Assessed Value) + DebtService(\$3.327516 per \$1,000A.V.) for total tax rate of \$8.730869per \$1,000A.V. |            |
| School Operation and Maintenance .....   | \$8,267.73 |
| (\$6.995712 per \$1,000 of Assessed Value)+DebtService(\$1.027313 per \$1,000A.V.)for total tax rate of \$8.023025per\$1,000A.V.     |            |
| Local Assessment .....   | \$0.00     |
| (for services such as grass and tree cutting, demolition and/or sidewalk repairs)  |            |
| Sewer Rent .....   | \$974.32   |
| STAR Program Savings .....   | \$0.00     |
| Past Due Sewer Rent.....   | \$0.00     |
| Past Due City Tax.....   | \$0.00     |
| Uncollected Fines & Penalties.....   | \$0.00     |

## IMPORTANT TAXPAYER INFORMATION:

- **Department of Assessment & Taxation / Hours: 8:30 AM - 4:30 PM / (716) 851-5733.**
- **Division of Treasury / Hours: 8:15 AM - 5:00 PM.**
- Expense of publication may be added around May 1, 2021.
- Tax Sales - unpaid taxes - may be sold around May 27, 2021.
- The City of Buffalo and/or the Buffalo Sewer Authority shall not be responsible for errors caused by taxpayers paying taxes and/or sewer rent on the wrong property(ies).
- **If your bank is responsible for payment of this bill, contact them immediately.**
- If you no longer own the property, please indicate and return this bill to the Department of Assessment & Taxation.
- **Receipts for taxes paid in full will be issued to taxpayers, upon request, in January 2021.**
- Please notify the Department of Assessment & Taxation, 65 Niagara Square, Room 120, Buffalo, NY 14202, in writing, if your mailing address has changed.
- The postmark date constitutes payment date. Metered postage dates do not constitute payment dates. Postdated checks will not be accepted.
- You may be eligible for low income senior citizen, senior citizen long time resident, limited income disability, or veterans exemptions.
- If you already receive these exemptions, you must file a renewal which will be mailed to you separately. If you just became eligible for these exemptions, or believe you

should be eligible, **you must apply to the City of Buffalo Department of Assessment and Taxation Exemption Office (Room 105) during the filing period of July 1 - December 1.** If you have never applied for the Basic STAR or Enhanced STAR, you must apply for the STAR exemption with the New York State Office of Taxation and Finance. If you have any questions call the City's Exemption Office at (716) 851-4374.

- If you are 62 years of age or older or disabled and own and occupy a one, two or three Family residential property, you may designate another consenting adult to receive a duplicate copy of your tax bills and notices of unpaid taxes. Applications for third-party designations may be obtained by contacting the Department of Assessment & Taxation at (716) 851-5733.
- **No partial payments will be accepted for current tax or sewer rent payments due on this bill.**
- **IF YOU OWE ARREARS:** Taxes from one or more prior levies remained due and owing when this statement of taxes was prepared. Payment of the arrears should be made to Department of Assessment & Taxation, 65 Niagara Square, Room 120, Buffalo, NY 14202. Please call the Department of Assessment and Taxation at (716) 851-5733 to determine the amount in arrears. Continued failure to pay all of the taxes levied against the property will result in your loss of the property.
- **If you were notified of the pending FORECLOSURE OF YOUR PROPERTY, this 2020-2021 Real Property Tax and Sewer Rent Bill does not reflect those delinquencies. For those amounts owed, please call the Department of Assessment and Taxation at 716.851.5733 as soon as possible.**

## CITY TAX PAYMENT INFORMATION:

### Interest amount added to unpaid first half of City Tax if paid after the following dates:

|                         |       |
|-------------------------|-------|
| July 31, 2020 .....     | 4.5%  |
| August 31, 2020 .....   | 6.0%  |
| September 30, 2020..... | 7.5%  |
| October 31, 2020 .....  | 9.0%  |
| November 30, 2020 ..... | 10.5% |
| December 31, 2020.....  | 12.0% |
| January 31, 2021 .....  | 13.5% |
| February 28, 2021 ..... | 15.0% |
| March 31, 2021.....     | 16.5% |
| April 30, 2021 .....    | 18.0% |

### Interest amount added to sewer rent if paid after the following dates:

|                         |       |
|-------------------------|-------|
| September 30, 2020..... | 2.0%  |
| October 31, 2020 .....  | 4.0%  |
| November 30, 2020 ..... | 6.0%  |
| December 31, 2020.....  | 8.0%  |
| January 31, 2021 .....  | 10.0% |
| February 28, 2021 ..... | 12.0% |
| March 31, 2021.....     | 14.0% |
| April 30, 2021 .....    | 16.0% |

### Interest amount added to second half of City Tax if paid after the following dates:

|                         |       |
|-------------------------|-------|
| December 31, 2020.....  | 3.0%  |
| January 31, 2021 .....  | 7.5%  |
| February 28, 2021 ..... | 15.0% |
| March 31, 2021.....     | 16.5% |
| April 30, 2021 .....    | 18.0% |