



CITY OF BUFFALO
 Department of Assessment & Taxation
 65 Niagara Square
 Room 121
 Buffalo, NY 14202-3385
 Phone: 716-851-5733 Ext. 2

CITY OF BUFFALO 2025-2026
REAL PROPERTY TAX AND SEWER RENT BILL

PARCEL ID#: 04774800

DUE BY DECEMBER 31, 2025

YOUR PROPERTY:

Address: 736 ELMWOOD		Assessed to: METRO BEACH INC	
Description: 41. N BRECKENRIDGE, Code: 482-DOWNTOWN ROW TYPE (DETACHED)		Type: NON-HOMESTEAD	
Frontage: 42.00	Depth: 70.00	Assessed Value: \$706,100.00	School District: 140200


 METRO BEACH INC
 9070 LAKE SHORE RD
 ANGOLA NY 14006-9645

T68 P1
13519

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, 2025 was: \$706,100.00
 The assessed value of this property as of July 1, 2025 was: \$706,100.00
 The uniform percentage of value used to establish assessments was: 100%

If you feel your assessment is incorrect, you may file a challenge with the Department of Assessment & Taxation between December 1-31, 2025 for next year's taxes.
 For further information about this process, call 716-851-5733 Ext. 2.

YOUR REAL PROPERTY TAX AND SEWER RENT OBLIGATIONS:

2025
 Tax Summary
 and Payment
 Schedule:

1st Half w/Interest (If Paid by 12/31/25):	\$0.00
Sewer Rent w/Interest (If Paid by 12/31/25):	\$0.00
2nd Half (Due 12/31/2025):	\$4,616.84
City Tax Arrears:	\$0.00
Interest on City Tax Arrears (If Paid by 12/31/25):	\$0.00
Sewer Rent Arrears:	\$0.00
Interest on Sewer Rent Arrears (If Paid by 12/31/25):	\$0.00
Uncollected Fines & Penalties:	\$0.00
TOTAL:	\$4,616.84

PROPERTY TAXES:	TAX LEVY 2025	TAX LEVY 2024	% OF CHANGE	TAXABLE VALUE	TAX RATE PER \$1,000	TAX AMOUNT	
HOMESTEAD							
City	\$57,693,470	\$47,247,516	17.88%		4.030864		
School	\$34,703,151	\$33,463,753	3.70%		2.484594		
Total Homestead Tax Rate Per \$1,000 =						6.515458	
NON-HOMESTEAD							
City	\$57,966,672	\$52,747,226	9.90%	\$706,100.00	8.057512	\$5,689.41	
School	\$36,119,607	\$37,359,005	3.32%	\$706,100.00	5.019509	\$3,544.28	
Total Non-Homestead Tax Rate Per \$1,000 =						13.077021	
Total Tax Levy						\$184,482,900	
						8.00%	
						+ Local Amount	\$0.00
Local Assistance from New York State is Estimated at:						\$1,217,768,180	
						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 ▲

▲ RETAIN TOP PART FOR YOUR RECORDS ▲

▲ RETAIN TOP PART FOR YOUR RECORDS ▲

▼ DETACH COUPON AND MAIL WITH PAYMENT ▼

▼ DETACH COUPON AND MAIL WITH PAYMENT ▼

▼ DETACH COUPON AND MAIL WITH PAYMENT ▼

B-04774800 SBL-1002100004014000 R-1 D-147007



Assessed on Address: 736 ELMWOOD
 Parcel ID #: 04774800

PAY ONLINE AT WWW.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 December 31, 2025.

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



Scan QR code
TO PAY ONLINE

PAYMENT / PLEASE SELECT ONE AND CHECK THE APPROPRIATE BOX

- \$4,616.84
Pay BOTH TAX INSTALLMENTS + Sewer Rent (Including all interest to date)

- \$4,616.84
Pay SECOND TAX Installment

- \$4,616.84
Pay SECOND TAX Installment + SEWER Rent (Including all interest to date)

0311470070073625047748000046168500461684000916794

YOUR REAL PROPERTY TAX AND SEWER RENT OBLIGATIONS:

City Operation and Maintenance	\$5,689.41
(\$5.487800 per \$1,000 of Assessed Value) + DebtService(\$2.569712 per \$1,000A.V.) for total tax rate of \$8.057512 per \$1,000A.V.	
School Operation and Maintenance	\$3,544.28
(\$4.888154 per \$1,000 of Assessed Value) + DebtService(\$0.131355 per \$1,000A.V.) for total tax rate of \$5.019509 per \$1,000A.V.	
Local Assessment	\$0.00
(for services such as grass and tree cutting, demolition and/or sidewalk repairs)	
Sewer Rent	\$0.00
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 Ext. 2.**
- **Division of Treasury / Hours: 8:15 AM - 4:30 PM.**
- Expense of publication may be added around May 1, 2026.
- Tax Sales - unpaid taxes - may be sold around May 27, 2026.
- 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 2026.**
- 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 physical 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 716-851-5733 Ext 3.
- 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 2025-2026 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, 2025	4.5%
August 31, 2025	6.0%
September 30, 2025.....	7.5%
October 31, 2025	9.0%
November 30, 2025	10.5%
December 31, 2025.....	12.0%
January 31, 2026	13.5%
February 28, 2026	15.0%
March 31, 2026.....	16.5%
April 30, 2026	18.0%

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

September 30, 2025.....	2.0%
October 31, 2025	4.0%
November 30, 2025	6.0%
December 31, 2025.....	8.0%
January 31, 2026	10.0%
February 28, 2026	12.0%
March 31, 2026.....	14.0%
April 30, 2026	16.0%

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

December 31, 2025.....	3.0%
January 31, 2026	7.5%
February 28, 2026	15.0%
March 31, 2026.....	16.5%
April 30, 2026	18.0%