

**City Property Tax
Make checks payable to Elmira City Chamberlain**

City of Elmira

2025

Estimated State Aid to City: \$4,578,801 Warrant Date: 2/10/2024 Fiscal Date: 01/01/2025 - 12/31/2025	MAIL PAYMENT TO: City of Elmira P.O. Box 876 Elmira, NY 14903	Taxes will be collected with stub during normal business hours at any branch of Chemung Canal Trust Company
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Owner Information	Property Information	
Owner Sample 123 Main St Elmira, NY 14901	Bill Number: 999999 Tax Map: 070400 12.34 5-67.89 Account: 1234567A School: Elmira Csd Dimensions: 100.00 X 116.00 Acres: 0.00 Roll Section: 1	Location: 123 Any Street Full Market Value: 111,500.00 Assessment: 68,000.00 Assessed Value is as of: August 10, 2024 Market Value is as of: June 1, 2024 Uniform Percent is: 61.00

**If payment is made late, Total Due increases on the 16th of each month.
Bill includes Installments One and Two. Tax bills are mailed once per year.**

Tax District	Total Levy	% CHG	Taxable	Tax Rate	Tax Amount
City of Elmira Sanitation fee	16,796,847 1	5.0	68,000.00 1.00	29.978806 365.000000	2,038.56 365.00

NOTE: When using online payment services, the date service processes payment will be used for date paid. NOT your transaction date.

Date Paid:	First Payment:	Second Payment:	Total Due: 6 2,403.56
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City of Elmira City Property Tax Owner Sample 123 Main St Elmira, NY 14901	2025	RETURN THIS STUB WITH PAYMENT 0 Payment Receipt Request	Installment Two Due Date: 09/15/2025 Bill # 999999
		Penalty: 81.54	71.35 61.16
		Interest: 7.48 *	5.65 *
		Base Tax: \$ 1,201.78	\$ 1,201.78 \$ 1,201.78 \$ 1,201.78
		Total Due: \$ 1,290.80	\$ 1,278.78 \$ 1,264.77 \$ 1,201.78
070400 12.34-5-67.89		Payment Date: 12/15/2025	11/17/2025 10/15/2025 09/15/2025

NOTE: After 12/15/2025 amount due changes. Please call (607) 737-5662 to obtain correct payment amount and submit payment to the Chamberlain's Office at 317 E. Church St., Elmira, NY, 14901. *Includes \$2 notice fee.

⑈ 2999999⑈ ⑆ 0 2 1 3 0 1 1 5 ⑆ 1 3 2 8 7 8 1 8 6 ⑈ 009

City of Elmira City Property Tax Owner Sample 123 Main St Elmira, NY 14901	2025	RETURN THIS STUB WITH PAYMENT 0 Payment Receipt Request	Installment One Due Date: 05/15/2025 Bill # 999999
		Penalty: 50.96	50.96 50.96 50.96
		Interest: 7.30	5.48 3.65 1.83
		Notice Fee: 2.00	2.00
		Base Tax: \$ 1,201.78	\$ 1,201.78 \$ 1,201.78 \$ 1,201.78
		Total Due: \$ 1,262.04	\$ 1,260.22 \$ 1,256.39 \$ 1,254.57 \$ 1,201.78
070400 12.34-5-67.89		Payment Date: 09/15/2025	08/15/2025 07/15/2025 06/16/2025 05/15/2025

NOTE: After 09/15/2025 amount due changes. Please call (607) 737-5662 to obtain correct payment amount and submit payment to the Chamberlain's Office at 317 E. Church St., Elmira, NY, 14901.

9 - See Reverse Side

⑈ 1999999⑈ ⑆ 0 2 1 3 0 1 1 5 ⑆ 1 3 2 8 7 8 1 8 6 ⑈ 009

SEE REVERSE SIDE FOR OPENING INSTRUCTIONS

City Chamberlain
317 E. Church St.
Elmira, NY 14901
Address Service Requested

Statement of Property Taxes Enclosed

PRESORTED FIRST CLASS MAIL US POSTAGE PAID ELMIRA, NY PERMIT NO 1702

070400 12.34-5-67.89

Owner Sample
123 Main St
Elmira, NY 14901

1008

REMOVE SIDE EDGES FIRST
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

CITY CHAMBERLAIN'S OFFICE 607-737-5662	
Please note that payment of the Total Due amount may be made in two installments, and both stubs are attached to this bill. Tax bills are mailed once per year. If you sell this property before making full payment for the year, please give this bill to the new owner.	
COLLECTOR PAYMENT INFORMATION:	Make checks payable to: Elmira City Chamberlain 317 E. Church St, Elmira, NY 14901 City of Elmira, P.O. Box 876, Elmira, NY 14902 Please mail stub with payment.
MAIL PAYMENT TO:	www.cityofelmira.net ->Scroll to Bottom -> Pay Your Property Taxes (click link under 'Quick Links')
TO MAKE ONLINE PAYMENTS, please go to:	Note: Site fees apply. When using online payment services, the date that the service processes payment will be used for date paid. This may be later than your transaction date.
PENALTY AND INTEREST:	Pursuant to Section 54 of the City Charter, Penalty and Interest Rates are as follows: TAX: 5% penalty after both original installment due dates, plus interest at 1% per month additionally after September due date. SANITATION FEE: Interest at 1% per month after each original installment due date.
Assessor's Office 607-737-5670 for questions about change of address, exemptions, and third-party notification.	
CHANGE OF ADDRESS/OWNER:	IMPORTANT: If this property has been sold since February 1st, you are requested to give this tax notice to the new owner(s). Notify the assessor of any name or address changes for billing purposes.
EXEMPTION:	IF YOU ARE A SENIOR CITIZEN, A PERSON WITH A PHYSICAL DISABILITY AND/OR A VETERAN, YOU MAY BE ENTITLED TO A PARTIAL EXEMPTION FROM PROPERTY TAXES. Eligible homeowners have until June 1st, to apply for such exemptions. For further information please call or write the assessor's office at: Bruce Stanko, 317 E Church St, Elmira, NY 14901; assessor@cityofelmira.net 607-737-5670
THIRD PARTY NOTIFICATION:	If you are either 65 years of age or older or disabled and you own and occupy a 1, 2, or 3 family residence, you may designate a consenting third party to receive duplicate copies of your real property tax bills and notices of unpaid taxes. Applications may be obtained from the Assessor's Office of County Real Property Services if you send a self-addressed stamped envelope. Apply for third party notification by February 1st. Please go to www.cityofelmira.net for an explanation of the tax bill.



CITY OF ELMIRA NEW YORK

Key to Understanding How to Read Your Tax Bill

1. On the Taxpayer's copy there are three items

- **Warrant Date:** The date the bill is issued
- **Fiscal Period:** The fiscal year of which these taxes are collected
- **Estimated State Aid:** Aid provided to the City of Elmira for the tax year

2. Owner Information

- **Owner names:** The name(s) as listed on the property per the Real Property Services program (RPS)
- **Mailing Address:** The owner(s) mailing address as listed in RPS

3. Property Information Items

- **Tax Map:** The parcel ID or Tax Map# of the property
- **Account:** A unique number given to the property
- **Dimensions:** Property dimensions
- **Location:** Physical address of property
- **Full Market Value:** The full market value as of June 1, 2024
- **Assessment:** The assessed value as of August 10, 2024
- **Uniform Percent(age of Value):** The percentage of Full Market Value that is used for the Assessment amount - also known as the Equalization Rate, as calculated by New York State

4. Tax District

This section lists all the applicable taxes and levies applied to this property.

The items that may appear here are: City of Elmira, Sanitation Fee, Commercial Fire Inspection, Special Charges (Abatement fees unpaid from the prior year), Downtown Development Charges, Unpaid Vacant Building Fees, Residential Rental Inspections, Unpaid Registrations, Unpaid Annual Registration Fees, Sidewalk Assessment Charges, and Omitted Taxes (changes from prior year taxes due to the sale of the property or a change in exemption).

5. Calculations

- **Total Levy:** The amount that the City is responsible for taxing, according to the City Budget, for that particular levy, for that particular year. The adopted budget is available online at www.cityofelmira.net
- **% CHG:** the increase or decrease compared to the previous year's tax levy.

- **Taxable:** The portion of your Assessed Value that is used to calculate the Tax Amounts. Exemption values are deducted from the Assessed value. If there are no exemptions, this amount equals the Assessment.
- **Tax Rate:** The levy is divided by the total taxable assessed values affected by this particular levy. The calculated Tax Rate is the rate per \$1,000 of Taxable Assessed Value on your property.
- **Tax Amount:** The tax amount is equal to the tax rate times the thousands of taxable assessed value, rounded to the nearest penny.

$$(\text{Tax Rate}) \times (\text{Taxable Assessed Value} / 1,000) = \text{Tax Amount}$$

Example: Tax Rate = \$ 29.978806 per '000

Taxable Assessed Value = \$68,000

$(29.978806 \times \$ 68,000) / 1,000 = \mathbf{\$2,038.56}$

- **Tax Rate:** The levy is divided by the total taxable assessed values affected by this particular levy. The calculated Tax Rate is the rate per \$1,000 of Taxable Assessed

Tax rates do not take into account interest and penalties owed on late payments, exemptions applied to assessed values, or other fees. In no way is it possible to calculate your exact tax bill using base tax rates.

*You should **NEVER** make a tax payment without a tax bill. If you do not have a tax bill, contact the City Chamberlain to request one.*

6. Total Due

The amount of the Total Due is calculated by adding up all of the Tax and other amounts listed. The Total Due is then divided into two equal installments: Installment One and Installment Two.

7. Installment One

Due May 15th of each year. No penalty applies if paid by the due date. Payments made in person must be made during Chamberlain's Department office hours. Postmarks by the 15th will be honored for payments made by mail. Tear off the stub for Installment One and return with your payment. Make checks payable to "Elmira City Chamberlain." If you provide the stub, payments may be made at any Chemung Canal Trust Company Branch or by mail. Please check the Payment Receipt Request box to request a receipt.

A 5% penalty applies if paid after May 15th for all charges except the Sanitation Fee. There will be a 1% interest charge to the Sanitation Fee on the 15th of each month that this remains unpaid.

Late taxes can be paid based on the schedule to the left of the value in the box until September 15th. After September 15th, contact the City Chamberlain's Office for the correct amount due.

8. *Installment Two*

Due September 15th of each year. No penalty applies if paid by the due date. Payments made in person must be made during Chamberlain's Department office hours. Postmarks by the 15th will be honored for payments made by mail. Tear off the stub for Installment Two and return with your payment. Make checks payable to "Elmira City Chamberlain." If you provide the stub, payments may be made at any Chemung Canal Trust Company Branch or by mail. Please check the Payment Receipt Request box to request a receipt.

A 5% penalty applies if paid after September 15th to all charges except the Sanitation Fee. There will be a 1% interest charge to the Sanitation Fee on the 15th of each month that this remains unpaid.

Late taxes can be paid based on the schedule to the left of the value in the box until December 15th. After December 15th, please call the office for updated tax amounts. Taxes may be paid through March 31st of the following year, including additional penalties and interest assessed for late payment. All late taxes not paid by March 31st are turned over to the Chemung County Treasurer's Office at 320 E. Market St., Elmira, NY 14901 by April 15th. Please contact the County Treasurer's Office after April 15th for the amount due.

9. *See Reverse Side*

Turn the bill over for important information regarding change of address, third party notification, exemptions, assessment complaints, and payment information.

SUMMARY

When:

First Installment Due: May 15th
Second Installment Due: September 15th

Where:

Any Chemung Canal Trust Company branch

Late Payments:

First Installment: After September 15th, pay at Chamberlain's Office, City Hall
Second Installment: After December 15th, pay at Chamberlain's Office, City Hall

If you have any additional questions about your tax bill, please contact the City Chamberlain's Office at (607) 737-5662 or chamberlain@cityofelmira.net.