



Property Tax Bill Quarterly Statement

Activity through November 16, 2019

Owner name: KOSTER TRUSTEE, JOHN
JOHN KOSTER REVOCABLE TRUST
Property address: 118 W. 88TH ST.
Borough, block & lot: MANHATTAN (1), 01218, 0039

Mailing address:
KOSTER TRUSTEE, JOHN
118 W. 88TH ST.
NEW YORK NY 10024-2421

| | |
|---------------------|--------------------|
| Outstanding Charges | \$0.00 |
| New Charges | \$16,039.70 |
| Amount Due | \$16,039.70 |

Please pay by January 2, 2020

PTS - LD
1400.01
40 - 0
72183

Visit us at nyc.gov/finance or call 311 for more information.



**Department of
Finance**

Please include this coupon if you pay by mail or in person. 1-01218-0039

Total amount due by January 2, 2020

\$16,039.70

Amount enclosed:

#809500619111601#

KOSTER TRUSTEE, JOHN
118 W. 88TH ST.
NEW YORK NY 10024-2421

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|------------|--------------------|
| Outstanding charges including interest and payments | | | \$0.00 |
| Finance-Property Tax | | 01/01/2020 | \$16,414.54 |
| Adopted Tax Rate | | | \$-361.84 |
| Payment | 09/09/2019 | | \$-13.00 |
| Total amount due | | | \$16,039.70 |

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

| | Overall Tax Rate | |
|--|------------------------------|--------------------|
| Tax class 2A - 4-6 Unit Residential Rental Bldg | | |
| Original tax rate billed | 12.6120% | |
| New Tax rate | 12.4730% | |
| Estimated Market Value | \$2,599,200 | |
| Billable Assessed Value | \$260,300 | Taxes |
| Taxable Value | $\$260,300 \times 12.4730\%$ | |
| Tax Before Abatements and STAR | \$32,467.24 | \$32,467.24 |
| Annual property tax | | \$32,467.24 |
| Original property tax billed in June 2019 | | \$32,829.08 |
| Change In Property Tax Bill Based On New Tax Rate | | \$-361.84 |

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 3, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

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: 1-01218-0039 . 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 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.

