



# Property Tax Bill Quarterly Statement

Activity through February 27, 2021

**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	\$0.00
<b>Amount Due</b>	<b>\$0.00</b>

Most Department of Finance services are available online:

- To pay your bill, visit [nyc.gov/payonline](http://nyc.gov/payonline).
- For general information, visit [nyc.gov/finance](http://nyc.gov/finance).
- To submit a question to the Department of Finance, visit [nyc.gov/dofaccount](http://nyc.gov/dofaccount).

PTS - ZB  
1400.01  
40 - 0 - 2A  
94669



THIS STATEMENT IS FOR YOUR INFORMATION ONLY

**Total amount due by April 1, 2021**

**\$0.00**

**Amount enclosed:**

#809595921022701#

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

8095959210227 01 1012180039 00000000000000 00000000000000 210401112021000 9

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
<b>Total amount due</b>			<b>\$0.00</b>

#### Annual Property Tax Detail

Tax class 2A - 4-6 Unit Residential Rental Bldg	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value</b> \$2,542,000	12.2670%	
<b>Billable Assessed Value</b>	<b>\$268,696</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$268,696 x 12.2670%	
<b>Tax Before Abatements and STAR</b>	\$32,960.96	<b>\$32,960.96</b>
<b>Annual property tax</b>		<b>\$32,960.96</b>

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

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit [nyc.gov/taxbill](http://nyc.gov/taxbill).

**Register to receive your property tax payment receipts by email!** Visit [nyc.gov/contactdof](http://nyc.gov/contactdof) to sign up.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is **June 1, 2021**. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

#### 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](http://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.

