



# Property Tax Bill Quarterly Statement

Activity through November 20, 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         | \$16,397.18        |
| <b>Amount Due</b>   | <b>\$16,397.18</b> |

*Please pay by January 3, 2022*

Most Department of Finance services are available online:

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

PTS - LD  
1400.01  
40 - 0 - 2A  
96239



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-01218-0039

**Total amount due by January 3, 2022**

**\$16,397.18**

**Amount enclosed:**

#809788121112001#

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

8097881211120 01 1012180039 0000001639718 0000001639718 220103112022000 5

| Billing Summary                                     | Activity Date | Due Date   | Amount             |
|---|---------------|------------|--------------------|
| Outstanding charges including interest and payments |               |            | \$0.00             |
| Finance-Property Tax                                |               | 01/01/2022 | \$16,483.18        |
| Credit Adjustment                                   | 01/01/2022    |            | \$-86.00           |
| <b>Total amount due</b>                             |               |            | <b>\$16,397.18</b> |

**How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022**

|  |                      |                    |
|--|----------------------|--------------------|
| Tax class 2A - 4-6 Unit Residential Rental Bldg          | <b>Overall</b>       |                    |
| Original tax rate billed                                 | <b>Tax Rate</b>      |                    |
| New Tax rate   | 12.2670%             |                    |
|  | 12.2350%             |                    |
| <b>Estimated Market Value</b>                            | <b>\$2,420,000</b>   |                    |
| <b>Billable Assessed Value</b>                           | <b>\$268,740</b>     | <b>Taxes</b>       |
| <b>Taxable Value</b>                                     | \$268,740 x 12.2350% |                    |
| <b>Tax Before Abatements and STAR</b>                    | \$32,880.36          | <b>\$32,880.36</b> |
| <b>Annual property tax</b>                               |                      | <b>\$32,880.36</b> |
| <b>Original property tax billed in June 2021</b>         |                      | <b>\$32,966.36</b> |
| <b>Change In Property Tax Bill Based On New Tax Rate</b> |                      | <b>\$-86.00</b>    |

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit [nyc.gov/latepropertypayments](http://nyc.gov/latepropertypayments).

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

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

**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.



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, 2022. 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.

