



Property Tax Bill

Quarterly Statement

Activity through November 19, 2022

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	\$17,858.50
Amount Due	\$17,858.50

Please pay by January 3, 2023

Most Department of Finance services are available online:

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

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Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck



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

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 3, 2023

\$17,858.50

Amount enclosed:

#809914822111901#

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

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Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$17,752.62
Debit Adjustment	01/01/2023		\$92.88
HPD-Property Registration- Fee		01/01/2023	\$13.00
Total current charges			\$17,858.50

How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023

Tax class 2A - 4-6 Unit Residential Rental Bldg	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	12.2350%	
Estimated Market Value	12.2670%	
	\$2,057,000	
Billable Assessed Value	\$290,194	Taxes
Taxable Value	\$290,194 x 12.2670%	
Tax Before Abatements and STAR	\$35,598.12	\$35,598.12
Annual property tax		\$35,598.12
Original property tax billed in June 2022		\$35,505.24
Change In Property Tax Bill Based On New Tax Rate		\$92.88

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2023, unless you are exempt by law. Visit www.nyc.gov/rpie for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 1-01218-0039. Our address is P. O. Box 680, Newark, NJ 07101-0680.

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.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.



Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

