



Corrected Property Tax Bill Quarterly Statement Activity through June 5, 2021

Owner name: OAC 550 OWNER LLC
Property address: 550 MADISON AVE.
Borough, block & lot: MANHATTAN (1), 01291, 0010

Mailing address:
C/O OLAYAN AMERICA
OAC 550 OWNER LLC
505 PARK AVE. FL. 10
NEW YORK NY 10022-1106

Outstanding Charges	\$0.00
New Charges	\$8,584,444.64
Amount Due	\$8,584,444.64

Please pay by July 1, 2021

PTS - HD
1400.01
40 - 0 - 4
938



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-01291-0010

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2021
If you want to pay everything you owe by July 1, 2021 please pay

\$8,584,444.64
\$17,081,553.56

Amount enclosed:

#800094521060501#

C/O OLAYAN AMERICA
OAC 550 OWNER LLC
505 PARK AVE. FL. 10
NEW YORK NY 10022-1106

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

8000945210605 01 1012910010 0000858444464 0001708155356 210701112022000 2

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

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2021	\$8,526,072.22
East Mid-Manhat BID- Chg		07/01/2021	\$56,297.42
Bldg-Elevator- Chg 1035769		07/01/2021	\$1,900.00
Tax Commission Fee- Fee		07/01/2021	\$175.00
Total current charges			\$8,584,444.64

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$8,526,072.22
East Mid-Manhat BID- Chg		01/01/2022	\$56,297.42
Total tax year charges remaining			\$8,582,369.64
If you want to pay everything you owe by July 1, 2021 please pay			\$17,081,553.56
If you pay everything you owe by July 1, 2021, you would save:			\$85,260.72

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.6940%	
Current tax rate		
Estimated Market Value \$354,345,000		
Billable Assessed Value	\$159,455,250	
Taxable Value	\$159,455,250 x 10.6940%	
Tax Before Abatements and STAR	\$17,052,144.44	\$17,052,144.44
Annual property tax		\$17,052,144.44

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.

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: 1-01291-0010 . 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.



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.

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 to sign up.

The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

One City Built to Last, Compliance Notification

Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades

If you have received an energy efficiency grade from the NYC Dept. of Buildings, you are required to post your energy efficiency grade near each public entrance to the building.

For information on Local Law 33, please visit www.nyc.gov/energyrating

For free assistance and answers to your questions regarding the local laws listed above, please e-mail the NYC Sustainability Help Center at Help@NYCsustainability.org or call 212-566-5584.

Compliance Notification - Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)

Certain buildings may be eligible to apply for an adjustment to the applicable annual building emissions limit for calendar years 2024-2029.

Buildings with excessive emissions attributable to a special circumstance may be eligible to apply for an adjustment (see Administrative Code Section 28-320.8). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by June 30, 2021.

Not-for-profit hospitals and healthcare facilities may be eligible to apply for an adjustment (see Administrative Code Section 28-320.9). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by July 21, 2021.

For more information, frequently asked questions, and a filing guide for adjustment applications, visit www.nyc.gov/DOBGHEmissions or submit an inquiry at www.nyc.gov/dobhelp.

NYC Accelerator

The NYC Accelerator program provides free, personalized guidance to help you comply with NYC local laws and make cost-saving, energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change.

For more information, please visit nyc.gov/accelerator or contact us at: 212-656-9202.

