



Property Tax Bill Quarterly Statement Activity through August 20, 2022

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 10022-9319

Outstanding Charges	\$0.00
New Charges	\$0.00
Amount Due	\$0.00



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

PTS - ZD
1400.01
40 - 0 - 4
106318



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 October 3, 2022 \$0.00
If you want to pay everything you owe by October 3, 2022 please pay \$8,932,504.80

Amount enclosed:

#810734622082001#

C/O OLAYAN AMERICA
OAC 550 OWNER LLC
505 PARK AVE. FL. 10
NEW YORK NY 10022-9319

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

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

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$8,876,391.90
East Mid-Manhat BID- Chg		01/01/2023	\$56,112.90
Total tax year charges remaining			\$8,932,504.80
If you want to pay everything you owe by October 3, 2022 please pay			\$8,932,504.80

Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial		Overall	
Current tax rate		Tax Rate	
		10.7550%	
Estimated Market Value	\$366,812,000		
			Taxes
Billable Assessed Value		\$165,065,400	
Taxable Value		\$165,065,400 x 10.7550%	
Tax Before Abatements and STAR		\$17,752,783.80	\$17,752,783.80
Annual property tax			\$17,752,783.80

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

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: 1-01291-0010. 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.



One City Built to Last, Compliance Notification

Energy Efficiency Scores and Grades - Local Law 33/18

If you receive an energy efficiency grade from the NYC Department of Buildings, you are required to print and post your energy efficiency grade label, available in the DOB NOW portal on October 1, near each public entrance to the building no later than October 31. For information on Local Law 33, please visit www.nyc.gov/energyrating. For free assistance and answers to your questions regarding the local law listed above, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.

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

This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due in 2025. Are you ready?

Start working with a registered design professional and/or an energy efficiency consultant NOW.
Make the energy efficiency improvements you've been thinking about, starting with deferred maintenance.
Reach out to the NYC Accelerator (www.nyc.gov/accelerator) for free assistance with your energy efficiency planning.
Send your questions about LL97 to DOB at GHGEmissions@buildings.nyc.gov.

NYC Accelerator

The NYC Accelerator program provides free, personalized guidance to help you comply with 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 www.nyc.gov/accelerator or contact us at (212) 656-9202.

