

Owner name: OAC 550 OWNER LLC
 Property address: 550 MADISON AVE.

Borough 1	Block 01291	Lot 0010
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$13,541,807.00
Total amount due by July 1, 2025	\$13,541,807.00

Ways to pay:

Most common way to pay


Online

Go to www.nyc.gov/citypay or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.



No fees when you pay from your checking account (e-check) or electronic wire transfer.

Other ways to pay


By Mail


In Person

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.

Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

1400.01 - HD - 45 - 2 - 0 - 4 - 110342

Borough: 1 Block: 01291 Lot: 0010
 Write this in your check's memo line: BBL 1-01291-0010

Want faster payment processing and instant confirmation?
 Pay online at www.nyc.gov/citypay



Statement of Account
 66 John Street
 Room 104 Mailroom
 New York, NY 10038

Amount Due 07/01/25: \$13,541,807.00

Amount Enclosed:

#811417625060701#
 OAC 550 OWNER LLC
 550 MADISON AVE. FL. 34
 NEW YORK NY 10022-3473

Make checks payable & mail payment to:
 NYC Department of Finance
 PO Box 5536
 Binghamton NY 13902-5536

5536 10129100100 1354180700 250701 1 2026 6



Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$13,541,807.00
AMOUNT DUE BY JULY 1, 2025	\$13,541,807.00
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$134,831.71 that you would receive if you pay by July 1, 2025.	\$26,948,607.29

Your property details:

Estimated market value: \$563,418,000
Tax class: 4 - Commercial Or Industrial

How we calculate your annual taxes:

Billable assessed value: \$250,569,990.00
times the current tax rate: x 10.7620%
Annual property tax: \$26,966,342.32

Activity for This Billing Period (Due July 1, 2025)

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

Finance-Property Tax \$13,483,171.16

Department of Finance Total \$13,483,171.16

Tax Commission charges

The Tax Commission charges a \$175 fee for each assessment review held for properties with an assessed value of \$2 million or more or a market value of \$4.5 million or more.

Tax Commission- Fee \$175.00

Tax Commission Total \$175.00

Messages for You:

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC Department of Finance" as the payee. Your account number is your BBL number: 1012910010. Our address is PO Box 5536, Binghamton, NY 13902-5536.

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.



Business Improvement District charges

Any charges listed below are related to your business improvement district (BID).

East Mid-Manhat BID- Chg \$58,460.84

Business Improvement District Total	\$58,460.84
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Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	01/01/2026		\$13,483,171.16
East Mid-Manhat BID- Chg	01/01/2026		\$58,460.84

Additional Messages for You:

Compliance Notification

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. All buildings required to comply with Local Law 97 and Local Law 88 of 2009, as amended, must submit their reports by May 1, 2025, with a 60-day grace period through June 30, 2025. Buildings also have until June 30, 2025, to apply for an extension of the reporting deadline to August 29. For more information, visit www.nyc.gov/LL97.

Is your building prepared? Contact NYC Accelerator for compliance support, financing options, and connections to vetted service providers. For more details, visit www.accelerator.nyc/ll97 or call (212) 656-9202.

Reminder: The building sustainability laws noted here take place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit www.nyc.gov/site/buildings/codes/sustainability.page.

