

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	\$0.00
Total amount due by October 1, 2025	\$0.00

Ways to pay:

Most common way to pay	Other ways to pay
<div style="text-align: center;">  <p>Online</p> <p>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.</p> <div style="text-align: center;">  </div> <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p> </div>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>By Mail</p> <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p> </div> <div style="text-align: center;">  <p>In Person</p> <p>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.</p> </div> </div>

1400.01 - ZD - 45 - 2 - 0 - 4 - 110333

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



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

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

Amount Due 10/01/25: \$0.00

Amount Enclosed:

#811414025081601#
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 0000000000 251001 1 2026 3

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$0.00
AMOUNT DUE BY OCTOBER 1, 2025	\$0.00
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.	\$13,541,632.00

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

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

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.

Additional Messages for You:

Compliance Notification

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019 (LL97) as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due on May 1, 2025. Buildings required to file for LL97 this year now have until August 29, 2025, to apply for an extension of the reporting deadline to December 31, 2025. 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.

