

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	\$13,757,953.20
Total amount due by January 2, 2026	\$13,757,953.20

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

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



In Person

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 - 110347

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 01/02/26: \$13,757,953.20

Amount Enclosed:

#811410425111501#
 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



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Outstanding charges (\$0.00), New charges (\$13,757,953.20), and AMOUNT DUE BY JANUARY 2, 2026 (\$13,757,953.20).

Your property details:

Table with 2 columns: Property detail, Value. Rows include Estimated market value (\$563,418,000), Tax class (4 - Commercial Or Industrial), Prior year tax rate (10.7620%), and Current tax rate (10.8480%).

How we calculate your annual taxes:

Table with 2 columns: Calculation detail, Value. Rows include Billable assessed value (\$250,569,990.00), times the current tax rate (x 10.8480%), and Annual property tax (\$27,181,832.52).

Activity for This Billing Period (Due January 2, 2026)

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.

Table with 3 columns: Charge description, Activity Date, Amount. Rows include Finance-Property Tax (\$13,483,171.16), Adopted Tax Rate (01/01/2026, \$215,490.20), and Department of Finance Total (\$13,698,661.36).

Fire Department charges

The New York City Fire Department (FDNY) charges property owners fees for fire prevention inspections. For more information about any charges listed below, contact FDNY.

Table with 2 columns: Charge description, Amount. Rows include Fire-Prevention Inspection- Chg 000042615427 (\$831.00) and Fire Department Total (\$831.00).

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

Additional Messages for You:

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is June 1, 2026. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2025 by May 1, 2026, in accordance with NYC Benchmarking Law 84 of 2009 as amended. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84.

Disclosure of Energy Efficiency Scores and Grades: If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings per Local Law 33 of 2018. For more information, visit www.nyc.gov/LL33.

Energy Audits and Retro-Commissioning: This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009 as amended. For more information, visit www.nyc.gov/LL87.

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 energy requirements for buildings, with the first reports due on May 1, 2025. Buildings required to file in 2025 had the opportunity to receive 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.

Reminder: Local Law 97 compliance, as well as issuance of associated penalties, takes 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.

