

Owner name: PPC RESIDENTIAL, LLC

Property address: 1 METROPOLITAN OVAL APT. 5B

Borough 2	Block 03944	Lot 1090
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### How much do I owe?

Outstanding charges	\$0.00
New charges	\$418.05
<b>Total amount due by July 1, 2025*</b>	<b>\$418.05</b>

\* To avoid interest, you must pay by July 15.

If you have a mortgage, see the Billing Summary on page 2.

### 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](http://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 - ZB - 40 - 4 - 1 - 2 - 49720

**Borough: 2 Block: 03944 Lot: 1090**

Write this in your check's memo line: BBL 2-03944-1090



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](http://www.nyc.gov/citypay)

**Amount Due 07/01/25: \$418.05**

*If you have a mortgage, see the Billing Summary on page 2.*

**Amount Enclosed:**

#845105825060701#  
PPC RESIDENTIAL, LLC  
OLSHAN PROPERTIES  
600 MADISON AVE. STE 14  
NEW YORK NY 10022-1657

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

5536 20394410900 0000041805 250701 3 2026 6

Billing Summary	Amount
Total amount due by July 1, 2025, if you still have a mortgage	\$0.00
Total amount due by July 1, 2025, if you no longer have a mortgage	\$418.05
<b>AMOUNT DUE BY JULY 1, 2025</b>	<b>\$418.05</b>
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 \$8.36 that you would receive if you pay by July 15, 2025.	\$1,663.84

**Your property details:**

Estimated market value:	\$70,997
Tax class:	2 - Residential More Than 10 Units
Exemptions:	
J51 34Yr Park Chester	\$17,379.00
Abatements and/or STAR:	
J51 Abatement	\$115.08

**How we calculate your annual taxes:**

Billable assessed value:	\$31,677.00
minus exemptions:	– \$17,379.00
times the current tax rate:	x 12.5000%
minus abatements and/or STAR:	– \$115.08
<b>Annual property tax:</b>	<b>\$1,672.20</b>

## 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](http://www.nyc.gov/dofcustomerservice).

	Activity Date	
Finance-Property Tax		\$446.82
J51 Abatement	06/07/2025	\$-28.77
<b>Department of Finance Total</b>		<b>\$418.05</b>

### Messages for You:

Visit [www.nyc.gov/taxbill](http://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: 2039441090. 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.

**PLEASE NOTE:** There are outstanding charges, other than real estate taxes, that have been billed against your building, on common condo billing lot 2-03944-7501. These charges are partially your responsibility. Please contact your managing agent, so that these delinquent charges are paid.

## Overpayments/Credits

*In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit [www.nyc.gov/propertytaxrefund](http://www.nyc.gov/propertytaxrefund). For more details about your account, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).*

Credit Balance	\$-59.66
Credit Applied	\$59.66
<b>Total Overpayments/Credits Remaining</b>	<b>\$0.00</b>

## Summary of Future Account Activity

*For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).*

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	10/01/2025		\$446.82
J51 Abatement		06/07/2025	\$-28.77
Finance-Property Tax	01/01/2026		\$446.82
J51 Abatement		06/07/2025	\$-28.77
Finance-Property Tax	04/01/2026		\$446.82
J51 Abatement		06/07/2025	\$-28.77

