



**Department of
Finance**

Owner name: 550 MADISON FIFTH LLC
Property address: 550 MADISON AVE.
Borough, block & lot: MANHATTAN (1), 01291, 0010

Property Tax Bill Quarterly Statement

Activity through November 20, 2015

Mailing address:

550 MADISON FIFTH LLC
C/O THE CHETRIT GROUP
512 SEVENTH AVENUE APT. 15TH FLOO
NEW YORK, NY 10018

Statement Billing Summary

Previous charges	\$945.00
Amount paid	\$-945.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$8,099,797.30
Total amount due by January 4, 2016	\$8,099,797.30

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!

001400.01
93690



**Department of
Finance**

Total amount due by January 4, 2016

Please include this coupon if you pay by mail or in person. 1-01291-0010

Pay today the easy way
nyc.gov/payonline

\$8,099,797.30

Amount enclosed:

#9102690 151120017#

550 MADISON FIFTH LLC
C/O THE CHETRIT GROUP
512 SEVENTH AVENUE APT. 15TH FLOO
NEW YORK NY 10018

Mail payment to:

NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





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Statement Details

November 20, 2015
550 Madison Fifth Llc
550 Madison Ave.
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Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2016	\$8,108,744.12
SCRIE Rent Stabilization Abatement	11/20/2015		\$-231.20
Adopted Tax Rate			\$-42,501.84
East Mid-Manhat BID		01/01/2016	\$33,786.22
Total current charges			\$8,099,797.30

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Tax class 4 - Commercial Property	Tax rate	
Original tax rate billed June 2015	10.6840%	
New tax rate	10.6560%	
Estimated market value \$440,969,000	Billable assessed value	New Tax rate
Tax before exemptions and abatements	\$151,792,290	X 10.6560% = \$16,174,986
Tax before abatements		\$16,174,986
Annual property tax		\$16,174,986
Original property tax billed in June 2015		\$16,217,488
Change in property tax bill based on new tax rate		\$-42,502

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2016. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-01291-0010. You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark, NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call **311**.

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.





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Greener, Greater, Building Plan Compliance Notification

This property is required to benchmark energy and water consumption for calendar year 2015 by May 1, 2016, in accordance with Local law 84 of 2009. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84.

The property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "6" you will need to comply by December 31, 2016. If your property is on a tax block that ends in the number "8" you will need to comply by December 31, 2018. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit www.nyc.gov/LL87.

