



## John Matsis

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Property Report by PropertyShark.com, for:

# 42-20 34th Ave, Long Island City, NY 11101

## General

### 1. Overview

#### Address

Primary address	<b>42-20 34th Ave</b>
Alternate address(es)	<b>34-00 43rd St</b>
Zip code	<b>11101</b>
Neighborhood	<b>LIC</b>
Borough	<b>Queens</b>
Block & lot	<b>00675-0222</b>

#### Owner

Name	<b>Apostolos Andreas,</b>
Address	<b>3724 Martha Blvd Bethpage, NY 11714</b>
Purchase date	<b>06/27/1997</b>
Purchase price	<b>\$0</b>

#### Property Taxes

Tax class	<b>1</b>
Property tax	<b>\$7,192</b>

#### Lot

Lot sqft	<b>800</b>
Lot dimensions	<b>33 ft x 24 ft</b>
Ground elevation	<b>48 ft</b>
Corner lot	<b>CR</b>

#### Zoning

Zoning districts	<b>R6B, C1-4</b>
Zoning map	<b>9b</b>
Qualified opportunity zone	<b>Yes (map)</b>

#### Building

Building class	<b>Primarily Two Family with One Store or Office (S2)</b>
Square feet	<b>2,001</b>
Building dimensions	<b>33.33 ft x 20 ft</b>
Buildings on lot	<b>1</b>
Stories	<b>3</b>
Roof height	<b>34 ft</b>
Year built	<b>1920</b>
Proximity	<b>Attached/abutted</b>
Structure type	<b>Walk-up apartment</b>
Construction type	<b>Masonry</b>
Grade	<b>C</b>

#### Use

Residential units (DOF)	<b>2</b>
Residential sqft	<b>1,334</b>
Average residential unit size	<b>667</b>
Commercial units	<b>1</b>
Retail sqft	<b>667</b>
Certificate(s) of occupancy	<b>Click <a href="#">here</a></b>

#### Floor Area Ratio (FAR)

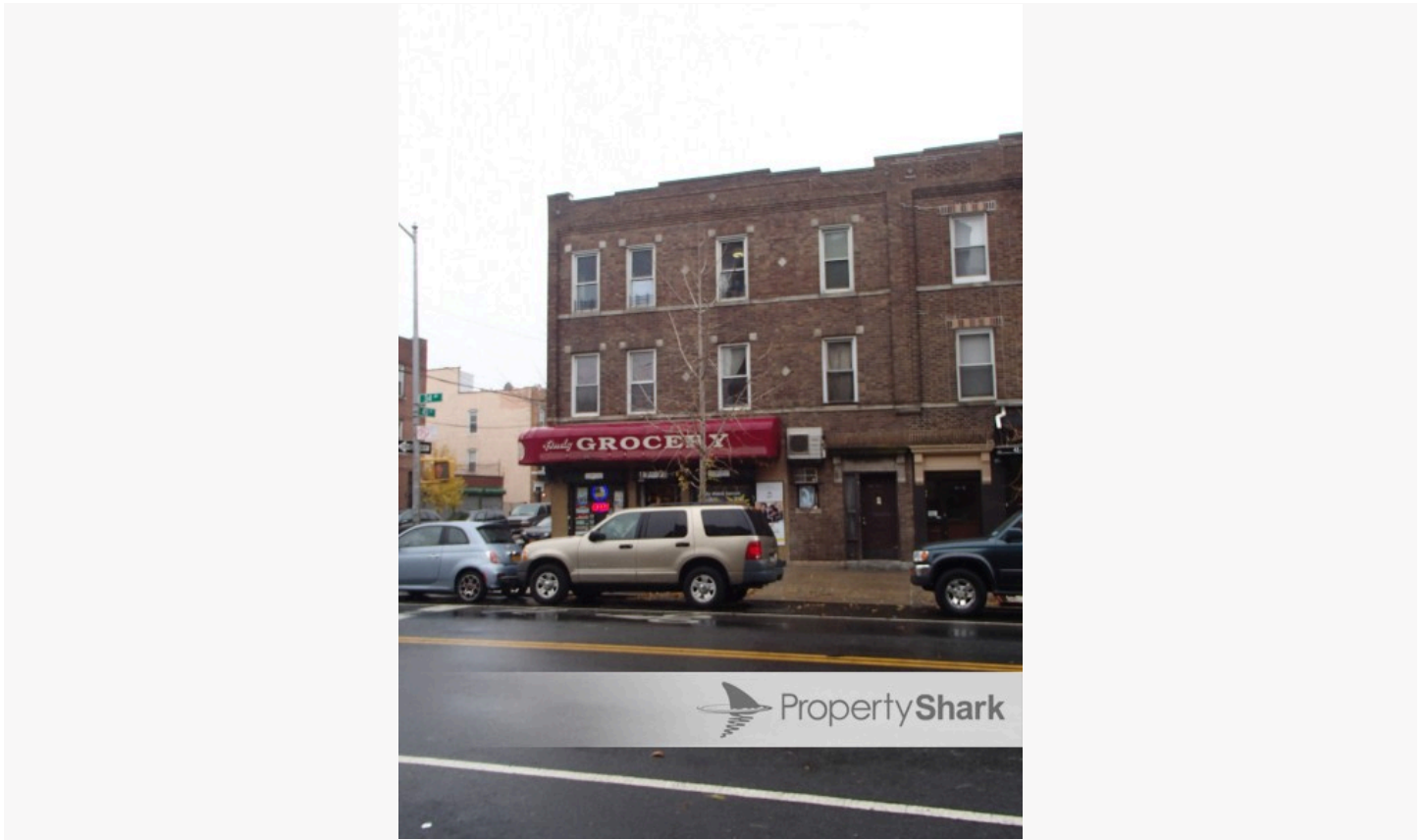
Residential FAR	<b>2</b>
Facility FAR	<b>2</b>
FAR as built	<b>2.50</b>
Maximum usable floor area	<b>1,600</b>
Usable floor area as built	<b>2,000</b>
Unused FAR	<b>-400</b>

#### Violations

DOB violations	<b>3</b>
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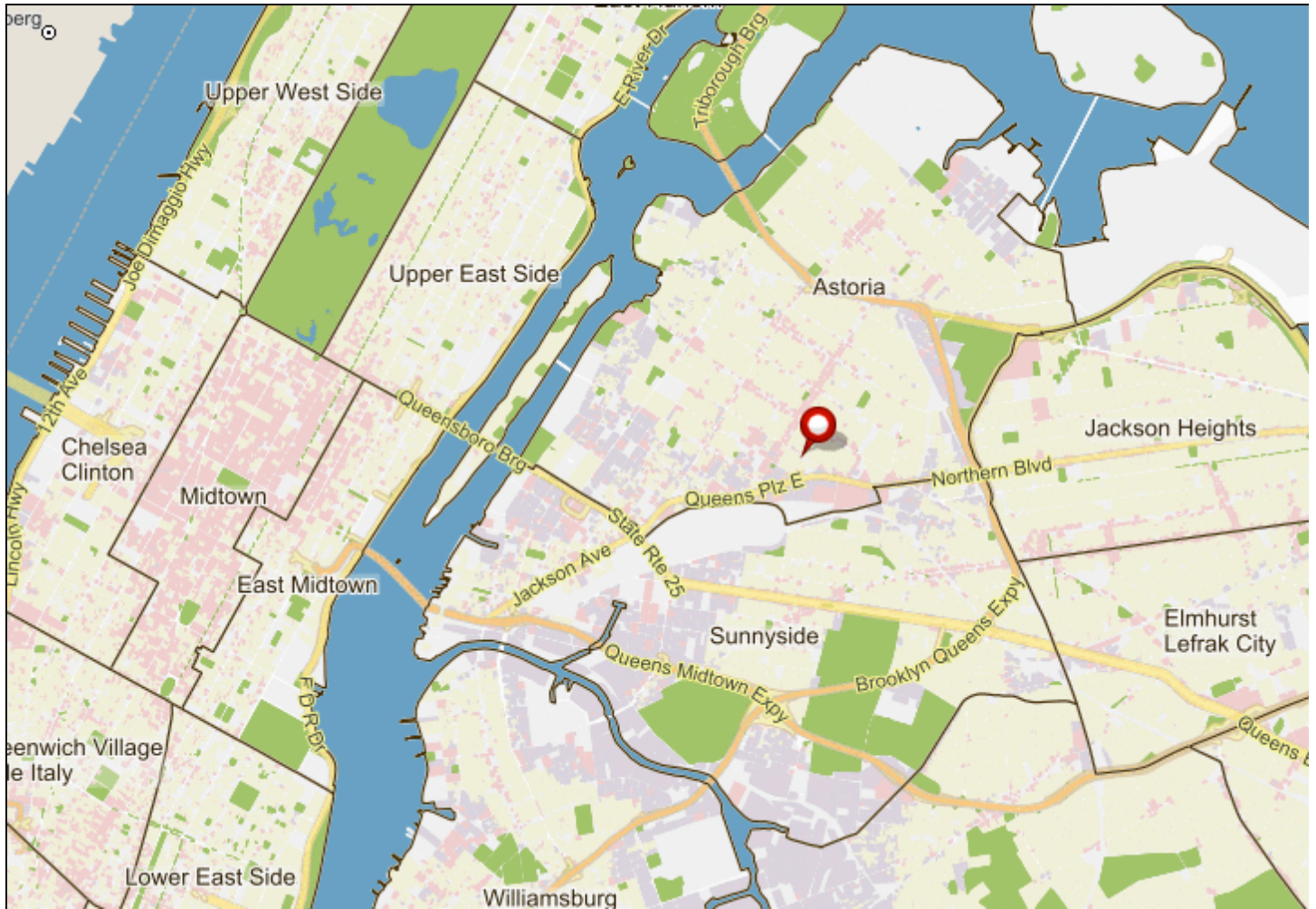
## 2. Photos

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Uploaded in December, 2016 by Joe Strini

### 3. Maps



Community district	<b>1</b>	Closest police station	<b>0.38 Miles</b>
School district	<b>30</b>	Closest fire station	<b>0.74 Miles</b>
Census tract	<b>159</b>	Tax map	<b>40405</b>
Lat long	<b>40.75550, -73.91870</b>	Sanborn map	<b>401 091</b>

# Contacts

## 1. Registered Owner

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**Apostolos Andreas,**

3724 Martha Blvd

Bethpage, NY 11714

Source: Assessment Roll

Last recorded: 04/15/2024

Ownership data is aggregated from governmental sources like deeds and the assessment roll. If the registered owner is an LLC or other form of company, use our Real Owners service to find the person behind the company.

# Valuation

## 1. Last Sale

Purchase date	<b>06/27/1997</b>
Purchase price	<b>\$0</b>

## 2. Neighborhood Price History

No records found.


















## 3. Assessment History

Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Base tax	Property tax
2023/24	S2	\$1,350,000	\$81,000	\$33,782	20.085%	\$6,785	\$6,785
2022/23	S2	\$1,106,000	\$66,360	\$33,523	20.309%	\$6,808	\$6,808
2021/22	S2	\$1,029,000	\$61,740	\$33,005	19.963%	\$6,589	\$6,589
2020/21	S2	\$1,089,000	\$65,340	\$31,630	21.045%	\$6,657	\$6,657
2019/20	S2	\$1,037,000	\$62,220	\$29,840	21.167%	\$6,316	\$6,316
2018/19	S2	\$864,000	\$51,840	\$28,152	20.919%	\$5,889	\$5,889
2017/18	S2	\$811,000	\$48,660	\$27,936	20.385%	\$5,695	\$5,695
2016/17	S2	\$676,000	\$40,560	\$27,504	19.991%	\$5,498	\$5,498
2015/16	S2	\$563,000	\$33,780	\$26,359	19.554%	\$5,154	\$5,154
2014/15	S2	\$469,000	\$28,140	\$24,867	19.157%	\$4,764	\$4,764
2013/14	S2	\$391,000	\$23,460	\$23,460	19.191%	\$4,502	\$4,502
2012/13	S2	\$388,000	\$23,280	\$23,280	18.569%	\$4,323	\$4,323
2011/12	S2	\$382,000	\$22,920	\$22,920	18.205%	\$4,173	\$4,173
2010/11	S2	\$382,000	\$22,920	\$22,920	17.364%	\$3,980	\$3,980
2009/10	S2	\$371,000	\$22,260	\$22,260	17.088%	\$3,804	\$3,804

# Documents

# 1. Title Documents

[Export to Excel \(21 records\)](#)

Date	Type	Amount	Party 1	Party 2	Doc image
10/16/2001 - R	Satisfaction of mortgage (4570007850857)		<a href="#">Apostolos Andreas LLC</a>	<a href="#">Ponce DE Leon Federal Bank</a>	
09/26/1997 - R	Mortgage (4120005774512)	\$160,000	<a href="#">Apostolos Andreas LLC</a> 166-0 3 Willets Pt Blvd Lic NY	<a href="#">Ponce DE Leon Federal Bank</a> 953 Southern Blvd Bronx NY	
06/27/1997 - D 09/26/1997 - R	Deed (4750005774475)		<a href="#">Costantouris Dinos</a> 29-29 Newtown Ave Astoria NY	<a href="#">Apostolos Andreas LLC</a> 166-0 3 Willets Pt Blvd Whitestone NY	
02/26/1996 - R	Assignment, mortgage (4700005050070)		<a href="#">Constantouris Dinos</a>	<a href="#">Astoria Federal Savingsloan Association</a>	
02/26/1996 - R	Agreement (4450005050045)		<a href="#">Astoria Federal Savingsloan Association</a>	<a href="#">Constantouris Dinos</a>	
02/26/1996 - R	Mortgage (4300005050030)	\$9,115	<a href="#">Constantouris Dinos</a> 216-1 7 43rd Ave Bayside NY 11361	<a href="#">Astoria Federal Savingloan Association</a> 1 Astoria Federal Plaza Lake Success NY 11042	
09/06/1989 - R	Satisfaction of mortgage (4880002594588)		<a href="#">United Pireotes of Amer</a>	<a href="#">Moustanispyros</a>	
09/06/1989 - R	Mortgage (4510002594451)	\$73,014	<a href="#">Constantouris Dinos</a> 42-20 34 Avenue Astoria NY	<a href="#">Astoria Fed SL Asn</a> 37-16 30 Avenue Long Island City NY	
08/29/1989 - D 09/06/1989 - R	Deed (4500002594450)		<a href="#">United Pireotesamerica</a> 42-20 34 Avenue Astoria NY	<a href="#">Constantouris Dinos</a> 32-05 Crescent Street Astoria NY	
01/24/1986 - R	Satisfaction of mortgage (4290002165229)		<a href="#">LA Forgia Paul</a>	<a href="#">Bruno Erika J</a>	
01/24/1986 - R	Mortgage (4350002165035)	\$30,000	<a href="#">United Pireotesamerinc</a> 42-20 34th Ave Astoria NY	<a href="#">Moustanis Spyros</a> George Kazazizi 28-09 Ditmars Blvd Astoria NY	
01/24/1986 - R	Mortgage (4340002165034)	\$125,000	<a href="#">United Pireotes of Amer</a> 21-51 23 St. Astoria NY	<a href="#">Astoria Fed SL Assn</a> 37-16 30 Ave. Lic NY	
12/26/1985 - D 01/24/1986 - R	Deed (4330002165033)		<a href="#">Laforgia Paul</a> 38-01 20th Rd Astoria NY	<a href="#">United Pireotes of Ameri</a> 42-20 34th Ave Astoria NY	
03/21/1983 - R	Satisfaction of mortgage (4720001933972)		<a href="#">Bruno Erika J</a>	<a href="#">Nomikos Damianos</a>	
03/21/1983 - R	Mortgage (4370001933937)	\$30,000	<a href="#">LA Forgia Paul</a>	<a href="#">Bruno Erika J</a>	
02/01/1983 - D 03/21/1983 - R	Deed (4360001933936)		<a href="#">Bruno Erika J</a>	<a href="#">Laforgia Paul</a>	
05/21/1980 - D 05/21/1980 - R	Mortgage (38040126000467)		<a href="#">Bruno Erika J</a>		
05/21/1980 - D 05/21/1980 - R	Deed (38040126000465)		<a href="#">Namikos Diamianos</a> <a href="#">Namikos Konstantinos</a>	<a href="#">Erika J Bruno</a>	
05/21/1980 - R	Sundry agreement (38040126000463)		<a href="#">Mank Elfriede W</a>		
05/07/1975 - D 05/07/1975 - R	Deed (37540083200573)		<a href="#">Koutrakos Julia</a> <a href="#">Koutrakos Panagiotis</a>		



Date	Type	Amount	Party 1	Party 2	Doc image
12/20/1974 - D 12/20/1974 - R	Deed (37440080700135)		Nomikos Demanos	Panagiotis N Koutrakos Julia Koutrakos	

R: Record date  
D: Document date

## 2. Liens

[Export to Excel \(3 records\)](#)

Active	Effective date	Expiration date	Document type	Creditor	Debtor	Amount	Details
Yes	02/23/2022	02/23/2042	Sidewalk lien	NYC Department of Transportation	42-20 34 Avenue		
No	03/29/2002	03/29/2022	Sidewalk lien	New York City Dept of Transportation	Apostolds, Andreas LL 42-20 34th Ave		
No	10/09/1997	10/09/2000	Lis pendens	City of New York	Constantouris Dinos		

# Financials

## 1. Mortgage Summary

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Origination date	Lender(s)	Amount	Loan type	Lien position	Doc image

to unlock the property's mortgage balance, maturity date, interest rate and much more.

# Occupancy

## 1. Tenants

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Name	Unit	Phone number
<a href="#">Jose R Palomeque</a>		<a href="#">(929) 296-9222</a>

## 2. Businesses

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Entity	Contact	Phone number	Email	Website
<a href="#">Kumar, Anand</a> DBA Andy Grocery 4220 34th Ave Long Is City, NY 11101		<a href="#">(718) 937-8402</a>		

# Taxes

## 1. Tax Bill

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Property tax bill for 7/1/2024 to 6/30/2025

**\$7,192**

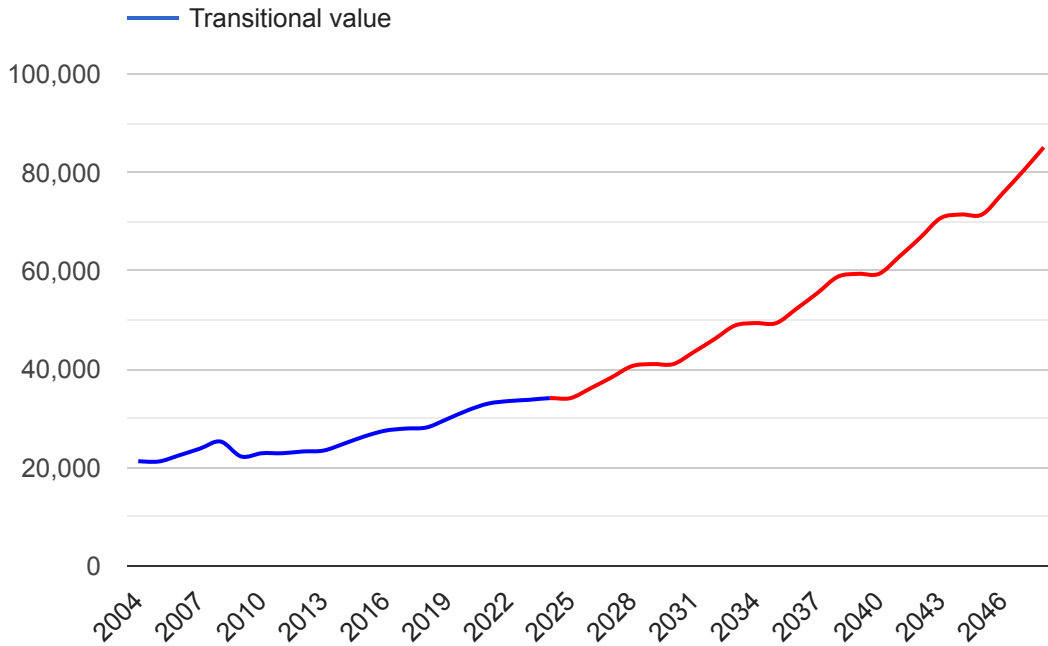
## 2. Key Values in Calculating the Bill

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Tax class	1
Market value	\$1,485,000
Assessed value	\$89,100
Exemptions granted by city	\$0
Transitional value	\$35,808
Transitional exemption value	\$0
Tax abatements	\$0

### 3. Assessed Value Evolution

The state law requires to phase in any changes to the assessed value over a five-year period. In any given year, multiple transitions are being applied to the property, which result in different assessed and transitional values each year. The law requires the use of the lowest value between the two - assessed or transitional - to calculate the property tax bill. For this property, we estimated that the transitional value will reach the assessed value in **24 years**.



## 4. Property Tax Calculation

### Market Value

The first step is for the City Assessor to determine the *market value* of the property. While the term *market value* would seemingly refer to how much the property would sell for on the open market, in reality the *market value* established by the City Assessor is almost always substantially lower.

Land market value		\$210,000
Building market value	+	\$1,275,000
<b>Market value</b>	=	<b>\$1,485,000</b>

### Assessed Value

Next, the market value is used to compute the assessed value, which is a percentage of the market value. The exact percentage is determined by the tax class of the property. Tax class 1 is assessed at 6% of the market value, and tax classes 2,3 and 4 are assessed at 45%.

Market value		\$1,485,000
Assessment ratio	x	6%
<b>Maximum assessed value</b>	=	<b>\$89,100</b>

### Transitional Value

To protect property owners from sudden large increases in property tax, the state limits how quickly the city can increase the assessed value. Typically these limits are applied when the City Assessor makes a big increase to the market value. Without the limits the assessed value would increase by a similar percentage. Instead, the change to the assessed value is phased in over a number of years.

<b>Assessed value</b>	\$89,100
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The market value of this property was increased in previous years and the assessed value is currently being phased in. Because this property is in **tax class 1**, the assessment cannot be raised more than 8% from the year before or 30% over five years. Assessed value cannot be raised more than 45% from market value.

<b>Transitional value</b>	\$35,808
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### Taxable Value

The *taxable value*, for 24/25, is the smaller of the city's net assessed value and the transitional net assessed value.

<b>Taxable value</b>	= \$35,808
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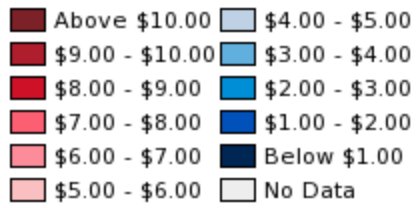
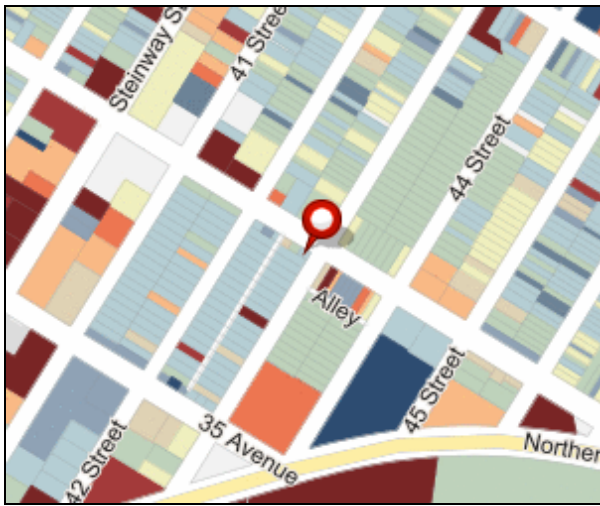
### Property Tax

*Current tax* is calculated by multiplying the taxable value ( the assessed value minus any exemptions ) by the *tax rate*. The city also grants some properties incentives called tax abatements, which are subtracted directly from the current tax. This results in the property tax, the amount the current owner pays.

Tax description	Billable value 24/25		Tax rate 23/24		Tax bill 24/25
Current tax	\$35,808	x	20.0850%	=	\$7,192
<b>Property tax</b>				=	<b>\$7,192</b>

For more information, you can view this property's assessment, tax bill, and account statements by clicking [here](#) and entering the Borough, Block, & Lot.

This map shows property tax in correlation with square footage of the property.



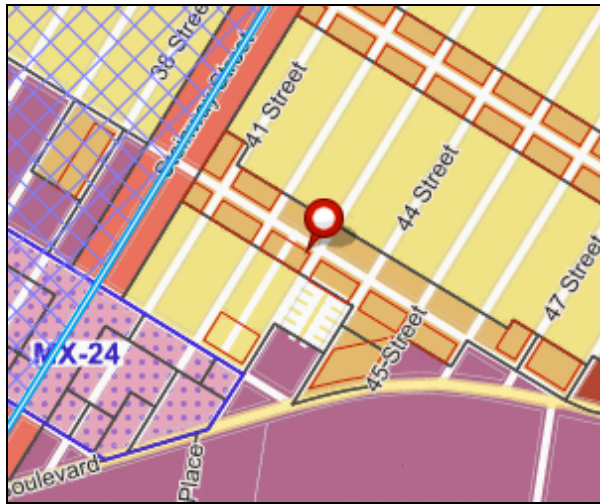
Property tax	\$7,192
Tax year	2024-2025
Square feet	2,001
Tax per sqft	\$4

# Development



# 1. Zoning

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.



- Residence districts**
  - Low density residence
  - Medium and high density residence
- Commercial districts**
  - Neighborhood commercial
  - General commercial
  - Speciality commercial
- Manufacturing districts**
  - Districts that permit residence
  - Districts that do not permit residence
- Parks**
  - Parks
  - Battery Park
- Zoning overlays**
  - Special purpose
  - Limited height d
  - Commercial ove
- Rezoning**
  - Rezoning propos
  - Rezoning recent

## Zoning Designation

Residential **R6B**  
 Commercial **C1-4**

## Parcel Vicinity

Frontage(s) **43 Street(narrow)**  
**34 Avenue(wide)**

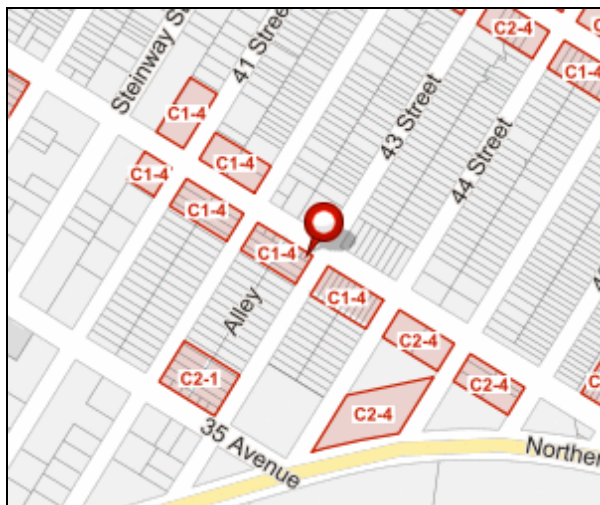
## Rezoning Projects

We have no information to indicate that there is a rezoning planned.

For more information about zoning district regulations, click [here](#).

## Commercial Overlay

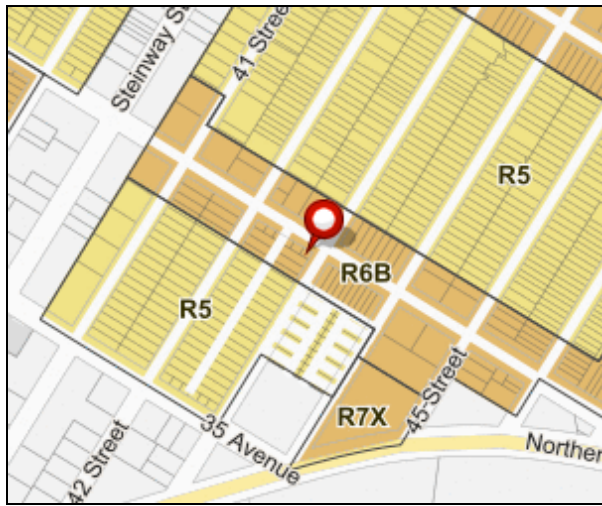
**C1-4**



C1-1 through C1-5 are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. [More info](#)

## Residential

**R6B**



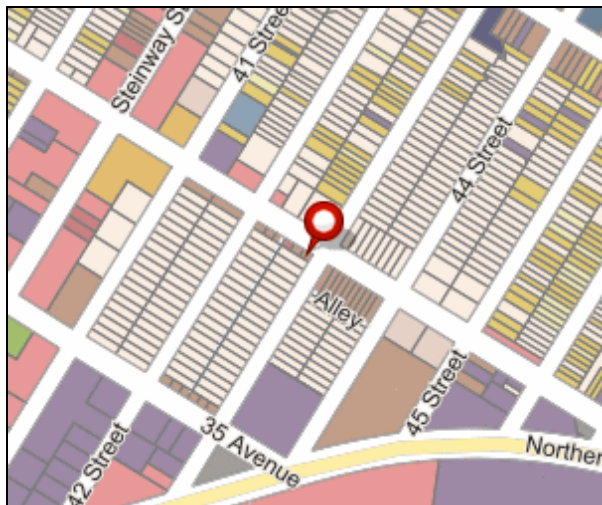
R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn's 'brownstone neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant. [More info](#)

**Map Disclaimer:** Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution. All zoning descriptions have been taken from the [NYC Planning](#) official source.

## 2. Building Class

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).



- |                            |                                               |
|----------------------------|-----------------------------------------------|
| Residential, 1 fam         | Transportation facilities                     |
| Residential, 2 fam         | Industrial                                    |
| Condos                     |                                               |
| Walkups                    | Places of public assembly (indoor) & cultural |
| Elevator                   | Schools                                       |
| Store + apts, lofts        | Churches                                      |
| Theatres & hotels          | Health & social care                          |
| Businesses                 | City buildings                                |
| Offices                    | Outdoor recreation facilities & cemeteries    |
| Residential and commercial | Vacant lots                                   |
| Residential and industrial | Misc                                          |
| Commercial and industrial  | Unknown                                       |

Building class: **Primarily Two Family with One Store or Office (S2)**

### 3. Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

The maximum usable floor area is calculated by multiplying the size of the lot by the larger of the residential or commercial FAR.

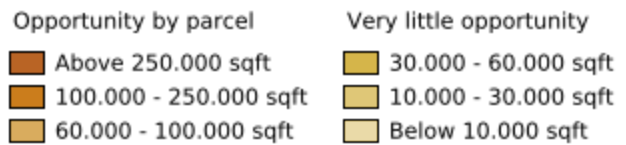
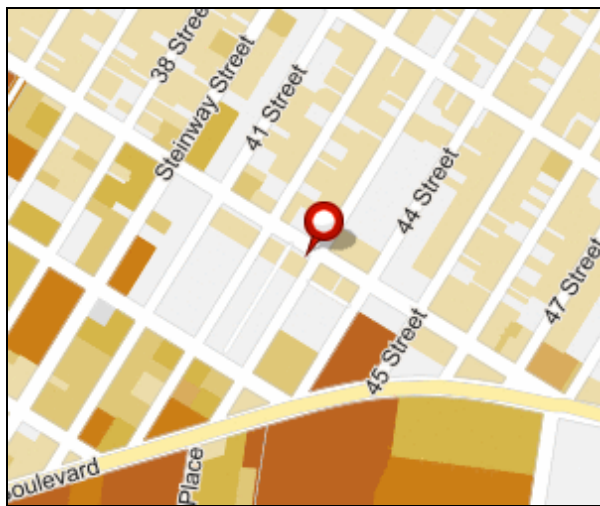
Lot sqft		<b>800</b>
FAR	x	<b>2</b>
Maximum usable floor area	=	<b>1,600</b>

#### Available Air Rights by Parcel

The building on this lot exceeds the square footage set by the FAR. Common ways to build more include:

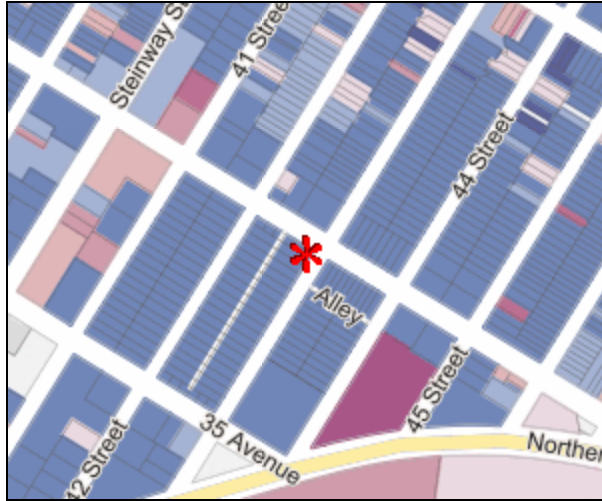
- Have an architect remeasure the building to eliminate some floor area from what is counted
- Buy "air rights" from a nearby lot
- Apply for a zoning variance

Usable floor area as built		<b>2,000</b>
Maximum usable floor area	-	<b>1,600</b>
Square feet over allowable	=	<b>400</b>



Residential FAR	<b>2</b>
Facility FAR	<b>2</b>
FAR as built	<b>2.50</b>


## 4. Urban Landscape Maps

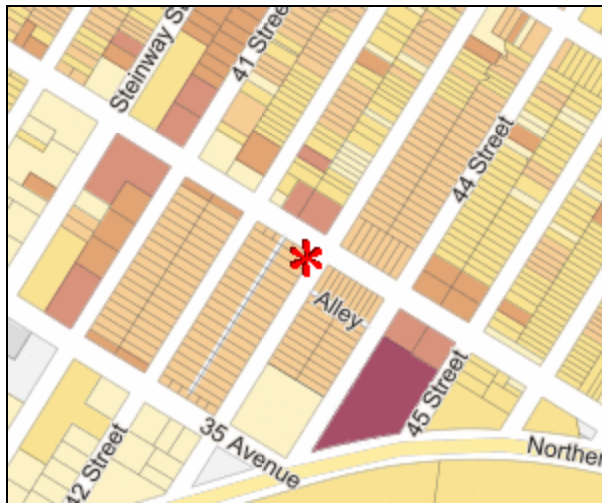


On this color-coded map, view the year each property was built.

- >2020
- 2011-2020
- 2001-2010
- 1981-2000
- 1961-1980
- 1941-1960
- 1900-1940
- <1900

Click on the map to expand.

 Year built: 1920



On this map, view the number of stories per building.

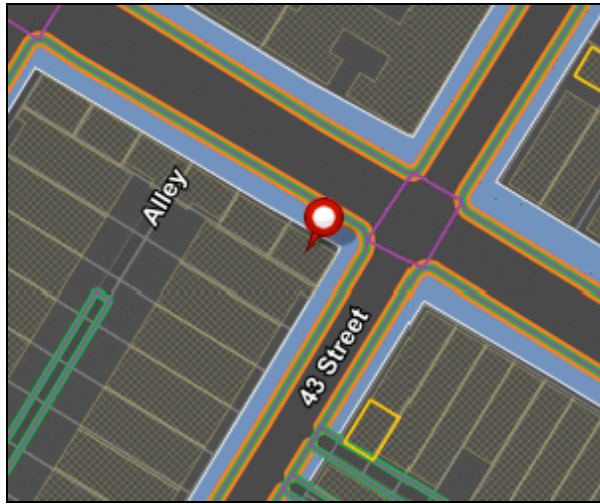
- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

Click on the map to expand.

 Stories: 3

## 5. Planimetric Map

This planimetric map shows features such as retaining walls, sidewalks, medians, curbs, and roadbeds that have been digitized from aerial photography. These features must be taken into consideration when determining how a new building, or extensions to an existing building, are situated within the lot. They can also affect the maximum height that can be built.

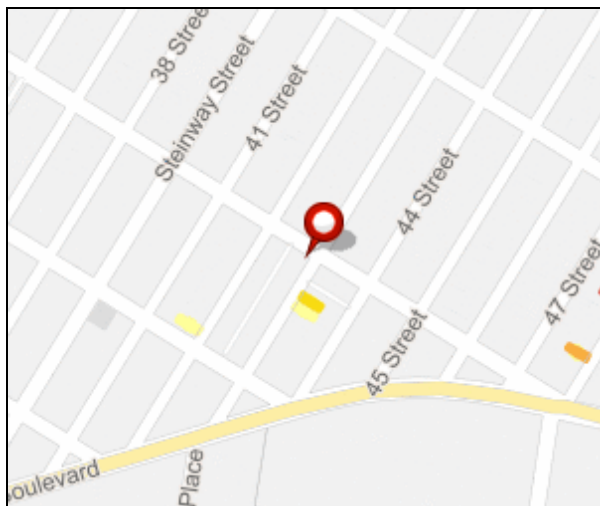


- Sidewalk
- Curb
- Pavement edge
- Roadbed
- Median
- Retaining wall
- Plaza
- Swimming pool
- Building footprint
- Garage
- Sky bridge
- Under construction
- Piers/seawall
- Boardwalk
- Recreational area
- Park/greenstreets
- Transport structure

BIN	<b>4011001</b>
Type	<b>Building</b>
Status	<b>Constructed</b>
Roof height	<b>34 ft</b>
Ground elevation	<b>48 ft</b>

## 6. HPD Alternative Enforcement Program

The HPD Alternative Enforcement Program map is based on the current month's HPD violations in a building divided by the number of units in the building. It takes in consideration the open hazardous and immediately hazardous violations (I/B/C class) in the last 5 years.



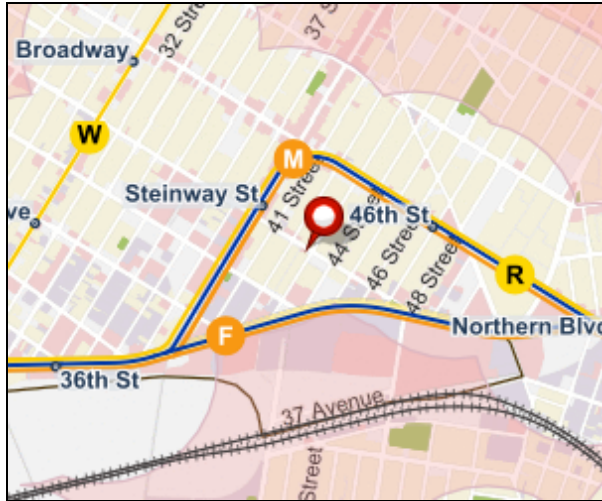
- Properties over the HPD-AEP threshold**
- More than 600% over
  - 300% to 600% over
  - Up to 300% over
- Properties below the HPD-AEP threshold**
- 80% to 99%
  - 60% to 80%
  - 50% to 60%
- HPD-AEP threshold for buildings having:**
- 3 to 14 units = 5 violations/unit
  - 15 units or more = 3 violations/unit

For more information, visit the [HPD website](#).

# Neighborhood

## 1. Transportation

On this color-coded map, view the nearest subway station for each building.

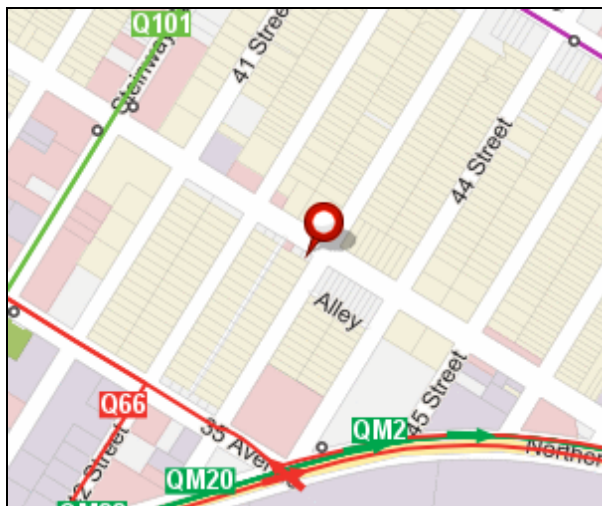


1 2 3	□ Up to 1/4 mile
4 5 6 6	□ 1/4 to 1/2 mile
7 7	□ 1/2 to 3/4 mile
A C E	□ 3/4 to 1 mile
B D F M	□ Over 1 mile
G	● Subway station
J Z	◆ Metro Nord station
L S	⚡ Metro Nord line
N Q R W	◆ LIRR station
	⚡ LIRR line

\* distances are calculated as radius from station

Closest station	<b>Steinway St &amp; 34th Ave at NE Corner</b>
Station lines	<b>M-R</b>
Distance (miles)	<b>0.129</b>

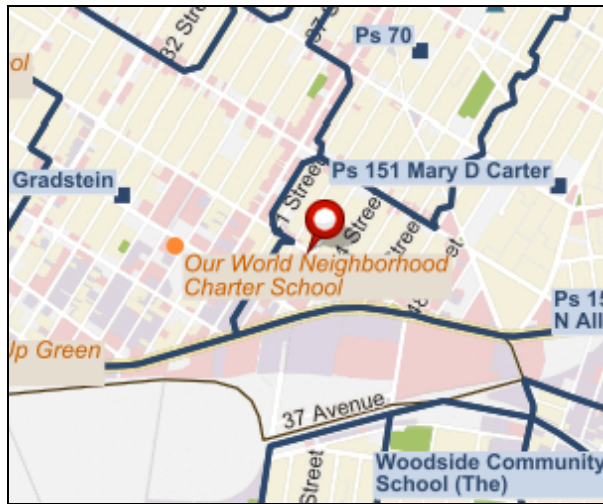
On this map, view the closest local or express bus routes and stations.



● Express bus stops
↗ Express bus lines
○ Local bus stops
Local bus lines
↗ ↘
↗ ↘
↗ ↘

Name	<b>Northern BL/44 St</b>
Distance (miles)	<b>0.113</b>

## 2. Distance to Schools



### Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

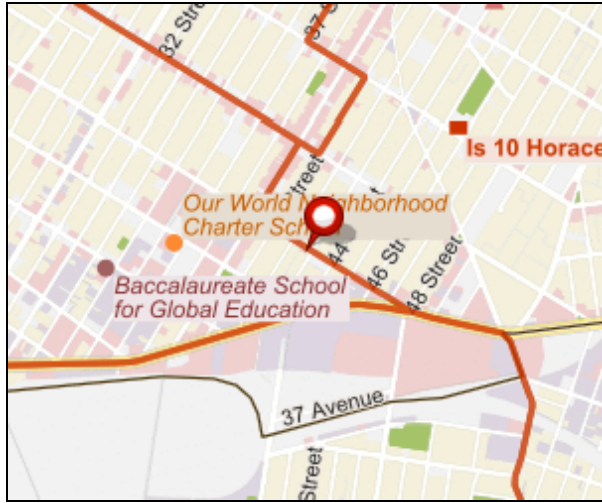
	Elementary schools	Name	<b>P.S. 151 Mary D Carter</b>
	District boundary		
	Attendance zone		
	Unzoned area		
<b>School locations</b>			
	Zoned		
	Other public		
	Charter		
	Private		

Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
P.S. 151 Mary D Carter	7	Yes	Public	PK, K-5	362	0.56
Our World Neighborhood Charter School	7	No	Charter	K-8	734	0.29
P.S. 166 Henry Gradstein	8	No	Public	PK, K-5	998	0.42
P.S. 70	6	No	Public	PK, K-5	853	0.50
St Joseph Elementary School	NR	No	Private	PK-8	393	0.68
El Ber Islamic School	NR	No	Private	PK-3	22	0.68
Toobaa Academy	NR	No	Private	PK, K-4	6	0.69
P.S. 150Q Sunnyside	8	No	Public	PK, K-6	1,033	0.71
Most Precious Blood School	NR	No	Private	PK, K-8	312	0.77
P.S. 112 Dutch Kills	6	No	Public	PK, K-5	455	0.81
P.S. 234	9	No	Public	PK, K-5	485	0.83
Little Friends School	NR	No	Private			0.83
Woodside Community School (The)	8	No	Public	PK, K-5	345	0.84
P.S. 11 Kathryn Phelan	8	No	Public	PK, K-6	966	0.85
Academy of the City Charter School	7	No	Charter	K-7	411	0.86

Find more info at [NYC Department of Education](#)

### Middle School Proximity

This map shows zoned Middle School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.



<b>Middle schools</b>	Name	<b>Is 204 Oliver W Holmes</b>
District boundary		
Attendance zone		
Unzoned area		
<b>School locations</b>		
Zoned		
Other public		
Charter		
Private		

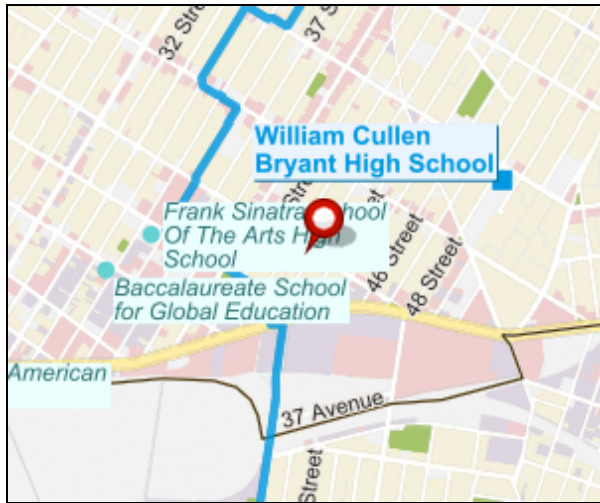
Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
Is 204 Oliver W Holmes	6	Yes	Public	6-8	460	0.74
Our World Neighborhood Charter School	7	No	Charter	K-8	734	0.29
Frank Sinatra School Of The Arts High School	8	No	Public	8-12	856	0.34
Is 10 Horace Greeley	8	No	Public	6-8	798	0.43
Baccalaureate School for Global Education	6	No	Public	7-12	536	0.44
St Joseph Elementary School	NR	No	Private	PK-8	393	0.68
Most Precious Blood School	NR	No	Private	PK, K-8	312	0.77
Academy For New Americans	6	No	Public	6-8	109	0.83
Little Friends School	NR	No	Private			0.83
Academy of the City Charter School	7	No	Charter	K-7	411	0.86
30TH AVENUE SCHOOL (THE)	8	No	Public	K-8	512	0.91
Growing Up Green Charter School	5	No	Charter	K-8	826	0.91
Albert Shanker School For Visual And Performing Ar	6	No	Public	6-8	688	0.96
Is 125 Thomas J Mccann Woodside	8	No	Public	6-8	1,506	1.01
P.S. 111 Jacob Blackwell	4	No	Public	PK, K-8	334	1.10




Find more info at [NYC Department of Education](#)



### High School Proximity

This map shows zoned High School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

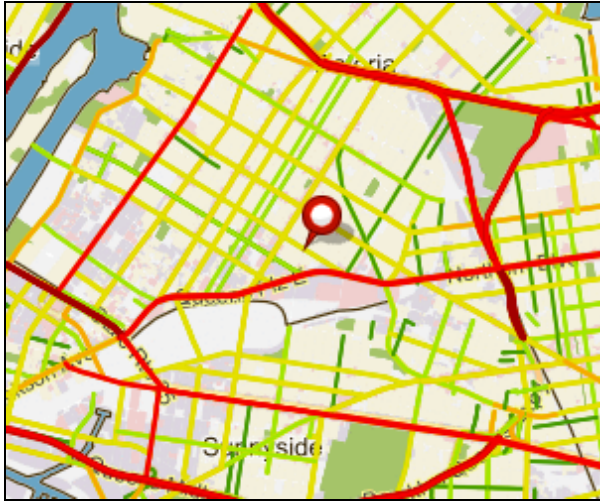


	High schools	Name	<b>William Cullen Bryant High School</b>
	District boundary		
	Attendance zone		
	Unzoned area		
<b>School locations</b>			
	Zoned		
	Other public		
	Charter		
	Private		

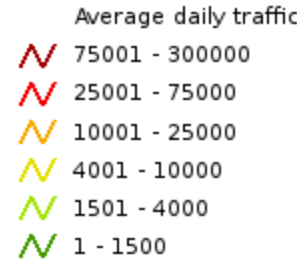
Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
William Cullen Bryant High School	4	Yes	Public	9-12	2,339	0.45
Frank Sinatra School Of The Arts High School	8	No	Public	8-12	856	0.34
Baccalaureate School for Global Education	6	No	Public	7-12	536	0.44
Energy Tech High School	5	No	Public	9-12	534	0.74
Little Friends School	NR	No	Private			0.83
Newcomers High School	3	No	Public	9-12	824	1.00
Academy of American Studies	7	No	Public	9-12	1,002	1.00
Aviation Career and Technical High School	8	No	Public	9-12	2,097	1.01
Long Island City High School	4	No	Public	9-12	2,263	1.03
Queens Technical High School	4	No	Public	9-12	1,517	1.06
Young Womens Leadership School	5	No	Public	6-12	580	1.13
Middle College High School At Laguardia Community	5	No	Public	9-12	509	1.14
International High School at Laguardia Community College	4	No	Public	9-12	510	1.14
Monsignor McClancy Memorial High School	NR	No	Private	9-12		1.19
Bard High School Early College Queens	9	No	Public	9-12	643	1.21

Find more info at [NYC Department of Education](#)

### 3. Traffic Map



Estimated average daily traffic volume on a route segment at a particular count location.



### 4. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2022 American Community Survey and refers to zip code **11101**.

#### Population Demographics

Total population	<b>34,279</b>
Female population	<b>48.8%</b>
Male population	<b>51.2%</b>
Median age	<b>34</b>
Male median age	<b>34</b>
Female median age	<b>33.9</b>

#### Education

No highschool	<b>5.6%</b>
Some highschool or college	<b>28.4%</b>
Bachelors degree	<b>34.6%</b>

#### Other

Citizens	<b>79.3%</b>
Citizens born in US	<b>58.7%</b>
English speakers	<b>94.3%</b>

#### Journey to Work

Work in a metropolitan area	<b>100.0%</b>
Work at home	<b>21.0%</b>
Go to work by car	<b>14.4%</b>
Go to work after 10 am	<b>12.7%</b>

#### Economic/Employment

Average household income	<b>\$145,896</b>
White collar	<b>91.7%</b>
Blue collar	<b>8.3%</b>

#### Housing

Family households	<b>43.4%</b>
Households with kids	<b>18.1%</b>
Housing units	<b>24,983</b>
Occupied housing units	<b>16,488</b>
Owner occupied units	<b>14.3%</b>
Average number of people per household	<b>2.02</b>
Median year structure built	<b>2008</b>
Houses with mortgages	<b>74.8%</b>

#### Wealth

Median value for units with a mortgage	<b>\$1,022,600</b>
Median value for units without a mortgage	<b>\$981,100</b>
Median gross rent	<b>\$2,556</b>
Median mobile home values	<b>\$0</b>
Median housing costs per month	<b>\$2,598</b>
Population in poverty	<b>13.9%</b>

# Violations

# 1. HPD Violations

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.

## Summary

Class A violations	0
Class B violations	6
Class C violations	2
Class I violations	0
Total open violations	8
Class description	

Violation ID	Inspection date	Class	Notice of violation ID	NOV issue date	Status
11601540	01/08/2017	B	5656456	01/09/2017	Not complied with (04/01/2017)
Section 27-2005, 2007 admin. code: remove all encumbrances consisting of house hold material at public hall ( toys, bikes) , 3rd story					
11601531	01/08/2017	B	5656456	01/09/2017	Violation closed (04/01/2017)
Section 27-2005 admin. code: repair the roof so that it will not leak over the ceiling in the entire apartment located at apt 3FL, 3rd story, 1st apartment from west at north					
11601530	01/08/2017	B	5656456	01/09/2017	Not complied with (04/01/2017)
Section 27-2018 admin. code: abate the nuisance consisting of roaches located at apt 3FL, 3rd story, 1st apartment from west at north					
11601527	01/08/2017	B	5656456	01/09/2017	Violation closed (04/01/2017)
Section 27-2046. 1, 2046. 2 HMC: provide an approved and operational carbon monoxide detecting device, installed in accordance with applicable law and rules. located at apt 3FL, 3rd story, 1st apartment from west at north					
11601525	01/08/2017	B	5656456	01/09/2017	Violation closed (04/01/2017)
Section 27-2026, 2027 HMC: properly repair the source and abate the evidence of a water leak at ceiling and south wall in the bathroom located at apt 3FL, 3rd story, 1st apartment from west at north					
11601523	01/08/2017	B	5656456	01/09/2017	Not complied with (04/01/2017)
Section 27-2005 admin. code: repair the broken or defective plastered surfaces and paint in uniform color all walls and ceiling in the entire apartment located at apt 3FL, 3rd story, 1st apartment from west at north					
11601521	01/08/2017	B	5656456	01/09/2017	Violation closed (04/01/2017)
Section 27-2026, 2027 HMC: properly repair the source and abate the evidence of a water leak at ceiling and north wall in the 3rd room from east at north located at apt 3FL, 3rd story, 1st apartment from west at north					
11601519	01/08/2017	B	5656456	01/09/2017	Violation closed (04/01/2017)
Section 27-2026, 2027 HMC: properly repair the source and abate the evidence of a water leak at ceiling and north wall in the 1st room from east at north located at apt 3FL, 3rd story, 1st apartment from west at north					
4604595	07/18/2003	B	2731740	07/03/2006	Nov sent out (07/03/2006)
Section 27-2005 admin. code: repair the broken or defective plastered surfaces and paint in uniform color - walls and ceiling all stories public hall.					
4604575	07/18/2003	C	3421663	08/14/2008	Nov sent out (08/14/2008)
Section 27-2005 admin. code: make safe by properly repairing the structural defect. brickwork and out of plumb chimney rear					

Violation ID	Inspection date	Class	Notice of violation ID	NOV issue date	Status
4604593	06/11/2003	B	2731740	07/03/2006	Nov sent out (07/03/2006)
Section 27-2005 admin. code: replace with new the missing - window glass lower sash intermediate landing 2nd and 3rd floor public hall.					
4604582	06/11/2003	C	3421663	08/14/2008	Nov sent out (08/14/2008)
Section 27-2031 admin. code: provide hot water at all hot water fixtures - bathroom and kitchen 2nd sty. apt.					
4604579	06/11/2003	B	3421664	08/14/2008	Nov sent out (08/14/2008)
Section 27-2005, 2007 admin. code: remove all encumbrances consisting of of household items 3rd sty. public hall					

Please note: the NYC HPD is the only authoritative source for information on housing violations. Verify the status of the violation on [HPD website](#).

Records are obtained from HPD and updated daily.

## 2. 311 Complaints

Created	Agency	Type	Descriptor	Disposition	Closed
06/14/2020	DCA	Consumer complaint	Retail store	Unfortunately, the behavior that you complained about does not violate any law or rule. As a result, no city agency has the jurisdiction to act on the matter.	06/15/2020
06/14/2020	DCA	Consumer complaint	Retail store	Unfortunately, the behavior that you complained about does not violate any law or rule. As a result, no city agency has the jurisdiction to act on the matter.	06/15/2020
04/26/2019	DCA	Consumer complaint	Damaged/defective goods	The Department of Consumer Affairs (DCA) usually requires 4 days to review a complaint. If DCA is the right agency to handle your complaint, we will let you know what we are doing, which includes mailing you a complaint form or inspecting the business. If DCA is not the right agency to handle your complaint, we will let you know which agency you should contact for help. Please note your Service Request number for future reference.	
01/03/2017	HPD	Heat/hot water	Apartment only	The Department of Housing Preservation and Development inspected the following conditions. No violations were issued. The complaint has been closed.	01/08/2017
07/07/2015	DEP	Water system	Hydrant running full (wa4)	The Department of Environment Protection inspected your complaint but could not find the problem you reported. If the condition persists, please call 311 (or 212-639-9675 if calling from a non-New York City area code) with more detailed information to submit a new complaint.	07/08/2015
09/02/2010	NYPD	Derelict vehicle	With license plate		09/02/2010

Complaint status can be verified [here](#).

### 3. DOB Complaints

Date entered	Complaint	Complaint category	Disposition	Inspection
12/17/1993	4037154	Certificate of occupancy - none/illegal/contrary to CO	Inspector unable to gain access - final attempt	01/18/1994

Complaint status can be verified [here](#).

### 4. DOB Violations

Violation ID	Issue date	Type	Status
V051514LBLVIO19308	05/15/2014	Lblvio-low pressure boiler	Active
Violation issued for failure to file annual boiler 2012 inspection report			
V050597C01FS01	05/05/1997	C-construction	Active
V062893LL629113483	06/28/1993	LI6291-local law 62/91 - boilers	Active

Please note: the NYC Department of Buildings is the only authoritative source for information on DOB violations. Verify the status of the violation on [DOB website](#).

Records are obtained from DOB and updated daily.

## 5. Neighborhood Complaints

Created	Agency	Type	Descriptor	Disposition	Closed
05/31/2024	NYPD	Noise - street/sidewalk	Loud music/party	The Police Department responded to the complaint and with the information available observed no evidence of the violation at that time.	05/31/2024
03/12/2024	NYPD	Noise - street/sidewalk	Loud music/party	The Police Department responded and upon arrival those responsible for the condition were gone.	03/12/2024
01/08/2024	DOT	Sidewalk condition	Defective hardware	The Department of Transportation inspected and has requested the Department of Environmental Protection address the issue. The condition will be re-inspected in 60 days.	01/08/2024
08/16/2023	NYPD	Noise - street/sidewalk	Loud music/party	The Police Department responded to the complaint and with the information available observed no evidence of the violation at that time.	08/16/2023
06/30/2023	DOT	Sidewalk condition	Broken sidewalk		
04/14/2023	NYPD	Noise - street/sidewalk	Loud music/party	The Police Department responded and upon arrival those responsible for the condition were gone.	04/14/2023
03/04/2023	NYPD	Illegal parking	Blocked crosswalk	The Police Department responded and upon arrival those responsible for the condition were gone.	03/04/2023
03/14/2021	NYPD	Noise - vehicle	Car/truck horn	The Police Department responded to the complaint and took action to fix the condition.	03/14/2021
02/13/2020	DPR	Dead/dying tree	Planted more than 2 years ago		

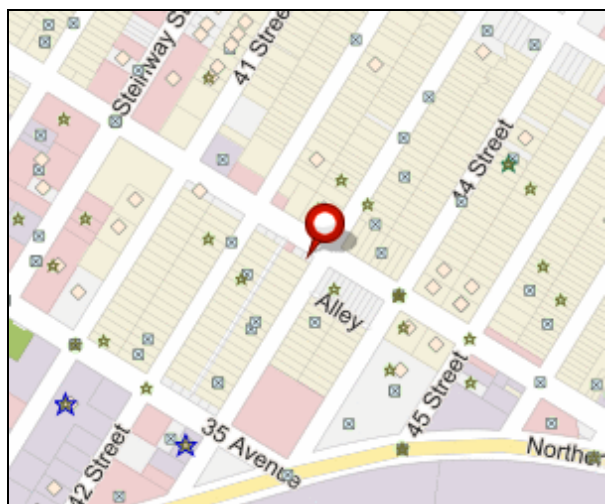
# Risk

## 1. Toxic Sites

Get a Phase I environmental report Site Assessment or a Home Environmental Database Report for this property directly from [Toxics Targeting](#).

This screening map, provided to by Toxics Targeting, shows environmental hazards such as toxic dumps, garbage landfills, leaking tanks, hazardous waste sites, and pollution discharges reported by local, state and federal government authorities.

Call **800-2-TOXICS (800-286-9427 NYS only)** or **607-273-3391** for more info.



### Toxic Sites on the Property

None reported.

### Toxic Sites near the Property

None reported.

#### Leaking Tanks and Spills:

- ★ MTBE Spill
- ★ Tank Failure
- ★ Tank Test Failure
- ★ Spill greater than 25 gal/lbs
- ▼ Gasoline Spill
- ★ Spill

#### Superfund, Brownfields and Solid Waste:

- + US Superfund Priority Site
- + NY Superfund Site
- + US Superfund /CERCLIS Site
- Brownfield Site
- ⊕ Hazardous Substance Study
- ⊗ Solid Waste Facility

#### Other Toxic Sites:

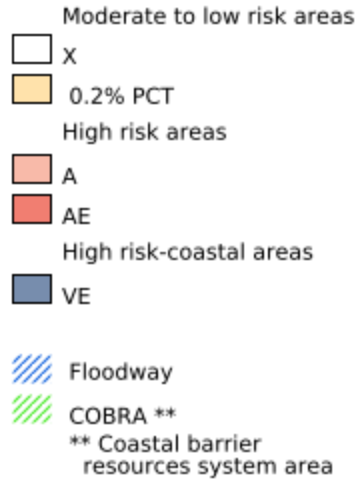
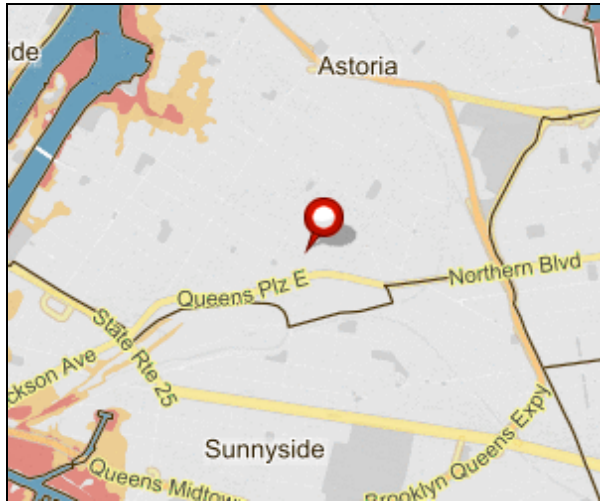
- ⊗ NY Superfund Qualifying Site
- ◇ Major Oil Storage Facility
- Haz Waste Corrective Action
- ⊕ Has Waste Treatment/Storage/Disposal
- ✖ Toxic Release Inventory Site
- ⊗ Legal Civil /Admin Docket
- ⊗ Hazardous Waste Violation
- △ Air Discharge Facility
- ⚡ Historic Utility Site
- ▽ Wastewater Discharge Site
- △ Chemical Bulk Storage
- ◇ Petroleum Bulk Storage
- ⊗ Haz Waste Generator or Transporter
- E Selected NYC Environmental Quality Review 'E' Designation

**Map Disclaimer:** Mapped locations are approximate; sites are identified based on current and/or historic information. Regulatory status of sites may have changed. Site symbols can refer to large properties, additional toxic sites are not mapped. Contamination problems can impact properties far from toxic sources. Sites include known and potential hazards.



## 2. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



Link to the map for this property at [FEMA's Map Service Center](#) (may not be available in all locations).

### FEMA Flood Zoning

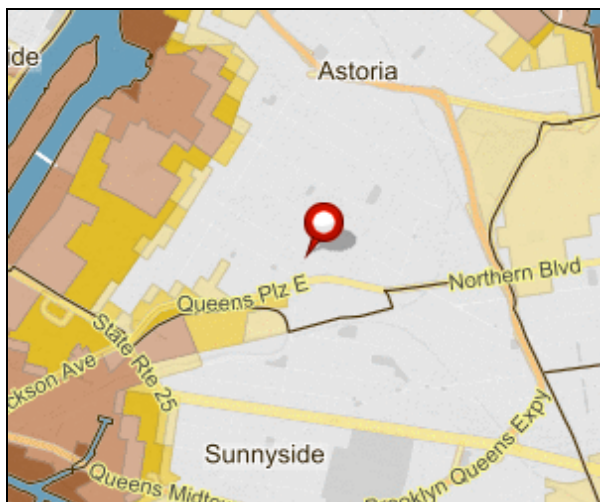
FEMA flood zone(s)  
Coastal barrier resources system area (COBRA)  
Floodway  
FEMA special flood hazard area  
Map panel ID  
Map quaderant ID

**3604970093F**  
**40073-G8**

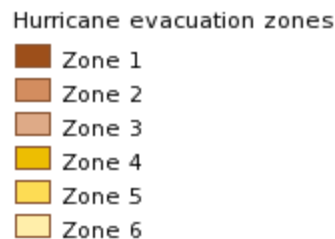
### Distance to...

<b>X</b>	Nearest distance to coastline (miles)	<b>1.304</b>
<b>Out</b>	Compass direction to coastline	<b>132</b>
<b>Out</b>	Nearest distance to 100 year flood zone area (ft)	<b>7</b>
<b>Out</b>	Angle100	<b>177</b>

## 3. Hurricane Evacuation Zones



This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.



## Disclaimer

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