

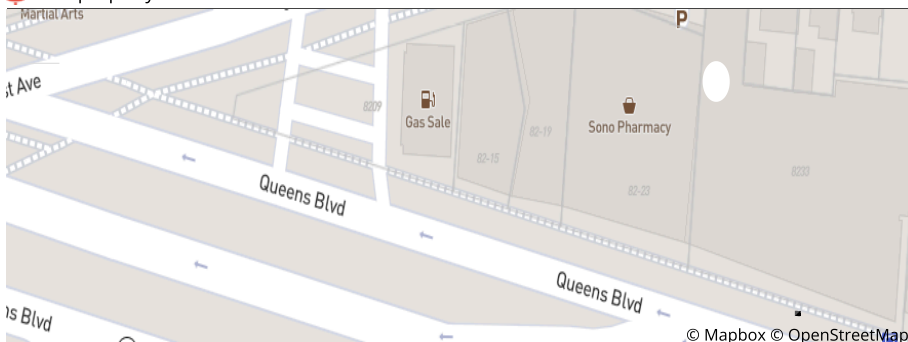
Property Report on 82-19 QUEENS BOULEVARD, Elmhurst NY 11373

Property Report **Comparables**



Photograph from New York City Department of Finance

This property has 1 recent Lis Pendens.



Property Info

Address and Legal ID

Address	82-19 QUEENS BOULEVARD
Neighborhood	Elmhurst
Zip code	11373
Block and Lot	1542-9
Section Volume	905
BBLE	4015420009
FIPS	36081
ATTOM ID	170831647
2 Alternate Addresses	

Building Info

Department of Building Overview	
Building Class	O5
Building Description	
Office Buildings: Semi-Fireproof	
Buildings	1
Floors	2
Building Dimensions	31' X 102'
Year Built	1950
NYC Square Footage	2,865
Calc Square Footage	6,324
Square Footage details	
Total Units	1
Residential Units	0
Basement	None
Proximity	Not Available
Year of Previous Alterations	1999

Soundscore

Pedestrian	Busy
Vehicle	Busy
Airports	Active
Overall Soundscore	60 out of 100: Busy

Soundscore powered by HowLoud

Ownership

MARION ROSE REALTY CORP
30 W 63RD ST APT 9M
NEW YORK NY 10023-7111

This property is non-owner occupied.

Lot Info

Lot Dimensions	31.42' X 102' IRR
Acres	0.07
Lot Area	2,864
Lot Type	Inside

Flood Info

Zone	X
Panel	0207
Panel Date	2007-09-05
Community	360497_360497
FEMA Flood Map	

Maps

Area Map	NYC.Gov Map
Tax Map	FEMA Flood Map
Zoning Map	Oasis Map

Location Info

Community District	
404 - Corona, Corona Heights, Elmhurst, Lefrak City, South Corona	
Census	360810473002002
Census Tract	47300
Census Block	2002
Additional Location Details	

Zoning and FAR

R6 (MODERATE DENSITY RESIDENTIAL)	
Overlay	C2-3
Zoning Map	
Actual FAR	1.00
Max Res. FAR	2.43
Max Comm. FAR	0.00
Max Res. SqFT	6,960
Buildable Res. SqFT	4,095

2023 Taxes and Assessment

Tax	\$20,820
Rate	10.646
Assessed Value	195,570
Land Value	83,250
Market Value	479,000
Tax Class	4

Most Recent Listing

Status	Canceled
Date Listed	06/17/2024
List Price	\$3,295,000
Bedrooms	
Bathrooms	

Market Activity

Date Listed	Status	List Price	Type
06/17/2024	Canceled	\$3,295,000	Commercial
06/17/2024	Canceled	\$3,295,000	Land
12/22/2014	Expired	\$2,290,000	Commercial
01/03/2012	Closed	\$1,800,000	Commercial
07/09/2011	Expired	\$11,000	Commercial

Note: Recent listings marked as closed may not be recorded yet.

Sales History

Sales highlighted in yellow are Potential Flips; green are Potential Distressed Sales.

No Recorded Sales

Active Liens

Effective	Expiration	Type	Plaintiff	Defendant	ID
1/23/2009	1/23/2029	SIDEWALK LIEN	NYC DEPT OF TRAN SPORTATION	8219 QUEENS BOUL EVARD	Index Number: SL56/09

Recorded Documents

Date	Document Type	Amount	Recording Date	Document ID	
	MORTGAGE	\$18,800	07/31/1985	PA_8540189301305	Parties

Estimated Balance is being calculated on the two most recent mortgages since the most recent deed.

Recently Sold Comparables

These are nearby recently sold properties that are similar to this property, based on available data.

Address	Distance	Sqft	Sale Date	Price	\$/Sqft
14831 HILLSIDE AVE	4.38 mi	2,800	02/15/2024	\$1,500,000	\$536
6509 FRESH MEADOW LN	4.51 mi	2,500	01/12/2024	\$2,350,000	\$940
12620 101ST AVE	4.53 mi	3,418	01/08/2024	\$1,200,000	\$351



Prepared by jonathan wong
Thursday, December 19, 2024

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