

# Evans & Nye

NEW YORK CITY REAL ESTATE

604 Onderdonk Avenue  
Ridgewood, NY 11385



## Evans & Nye

NEW YORK CITY REAL ESTATE

**William R Hobbs**

**Real Estate Broker**

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**WHOBBS@EVANSNYE.COM**

**EVANSNYE.COM**

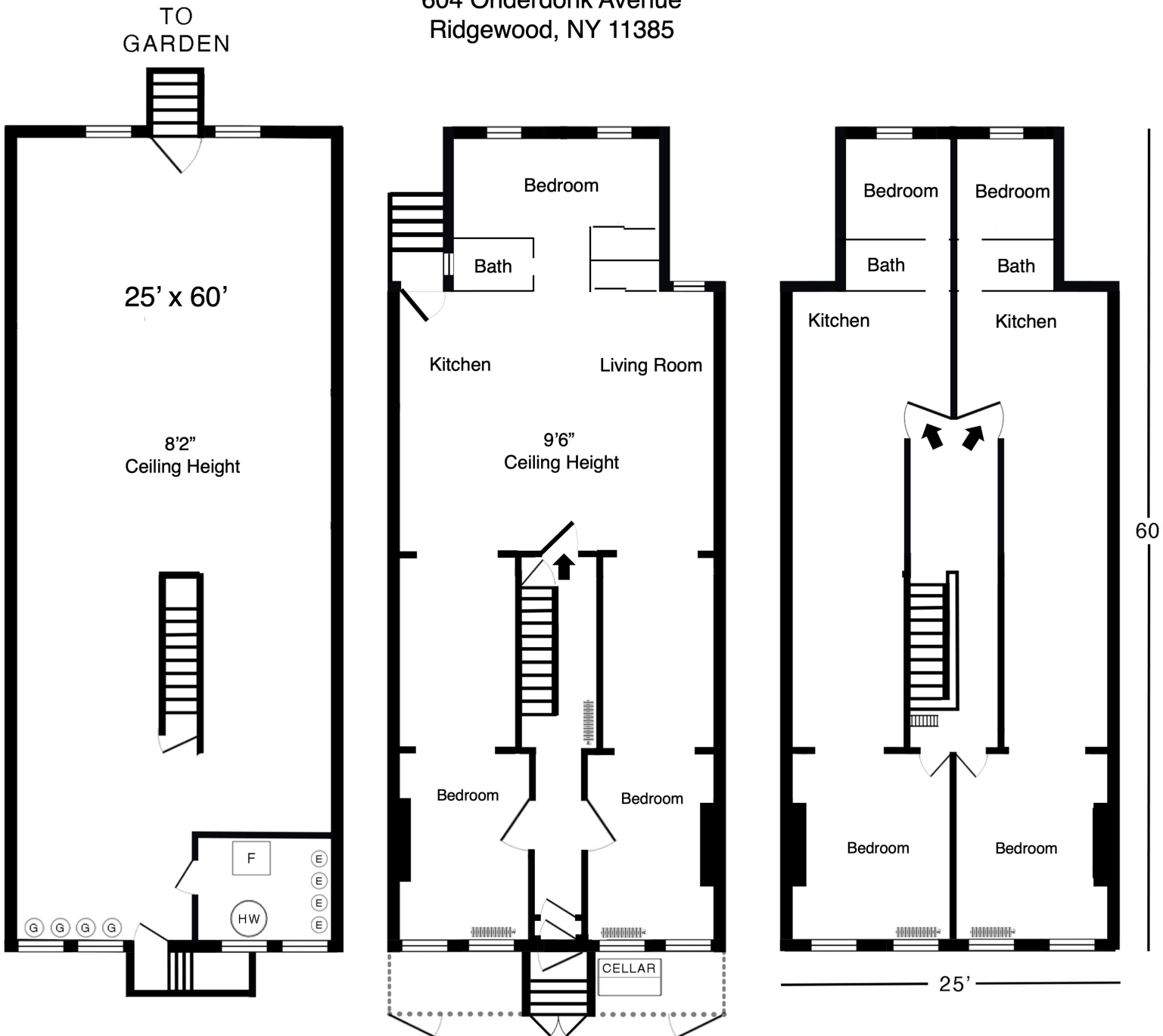
## Offering

Offer Price	\$1,080,000
Property Type	Three Family Townhouse
Location	Ridgewood, New York, Queens, New York City
Condition of Sale	"As-is" "Where is"
Counter-party	Individual Owner
Property Built	1930 or before
Block & Lot	03439-0030
Size	2,600 Sq Ft 25 w x 60 d x 2 floors + Walk-out Basement
Lot Size / Outdoor Space	25 x 100 Gated front stoop, Rear garden
Delivery	One Tenant or Vacant. Must give 45 Days notice.
Real Estate Classes & Taxes	2A / \$6,898 Year
Corner Lot	No
Landmarked	No
Party Wall	Yes, 2 sides
Construction	Cinder Block & Brick
Residential FAR / FAR as built	2.00 / 1.04

EVANSNYE.COM | 917-615-4818 | William Hobbs, Broker

The floor plan, site plan, photos, and other illustrations are for identification purposes only. They may have been photo-shopped, staged, and not drawn to scale. Evans & Nye is an equal Housing Opportunity Broker, licensed in the State of New York. All information regarding property for sale, rental, or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental, commission or other conditions, prior sale, lease or financing or withdrawal without notice. Evans & Nye is a member of the Real Estate Board of New York and located at. 80 ½ Jane Street, 10014. Evans & Nye 2023

## 604 Onderdonk Avenue Ridgewood, NY 11385



While every attempt is made to ensure accuracy, this floor plan is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of this floor plan or for any action taken in reliance thereon. This floor plan does not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein.

## Make an Offer

The objective of the Owner is to sell the property to the buyer who presents the most surety of closing at the prevailing market price.

To Make an Offer, please include the following documents - -

- Buyer Name
- Broker (if applicable)
- One Page Offer Form (attached at the end of this document)
- Proof of Closing Funds, two consecutive months of bank statements
- Financing? Amount or %, include a Mortgage Letter
- Attorney Contact
- Desired Closing Date
- Special Circumstances?
- Disclosures & Disclaimers (attached at the end of this document)

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<b>Income: Actual</b>						
<b>Apartment</b>	<b>Apt #1</b>	<b>#2R</b>	<b>#2L</b>	<b>Mnthly Rent</b>	<b>Annual Rent</b>	
Rent (Last Rent)	\$2,500	\$1,600	\$2,200	\$6,300	\$75,600	
<b>Income: Pro-Forma</b>						
<b>Apartment</b>	<b>Apt #1</b>	<b>#2R</b>	<b>#2L</b>	<b>Mnthly Rent</b>	<b>Annual Rent</b>	
After Improvements	\$4,500	\$2,200	\$2,200	\$8,900	\$106,800	
<b>Pro-Forma Expenses</b>						
Taxes				\$6,898		
Property Insurance				\$4,650		
Zone A Flood Insurance (N/A)				\$0		
Common Area Electric				\$600		
Water & Waste				\$3,600		
Energy				\$4,200		
Landscaping / Winter				\$2,400		
Exterminating				\$1,200		
Other				\$2,400		
				<b>Annual Pro-Forma Expenses</b>	\$25,948	<b>\$25,948</b>
				<b>Pro-Forma Net Income</b>		<b>\$80,852</b>

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

Date 4/17/73

No. Q 185002

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at  
 604 Onderdonk Avenue Block 3439 Lot 30

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the South side of Onderdonk Avenue  
 distant 25.02 feet East from the corner formed by the intersection of  
 Grove Street and Onderdonk Avenue  
 running thence S. 25.02 feet; thence S. 100 feet;  
 thence W. 25.02 feet; thence N. 100 feet;  
 running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Permit No.— ALT. 1018/72 Construction classification— Frame  
 Occupancy classification— Res. Height 2 stories, 20 feet.  
 Date of completion— 2/13/73 Located in R-6 Zoning District.  
 Date of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
 and The City Planning Commission: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_

Off-Street Loading Berths \_\_\_\_\_

FAMILIES

STORY	LIVE LOADS Lbs. per Sq. Ft.	FAMILIES ACCOMMODATED	USE
Cellar	On Ground		Ordinary Use & Boiler Room.
1st	40	1	Multiple Dwelling "A"
2nd	40	2	Multiple Dwelling "A"

THIS CERTIFICATE IS VALID ONLY WHEN ACCOMPANIED BY A CERTIFICATE OF COMPLIANCE OR CORRECTIVE WORK ORDER ISSUED BY THE MULTIPLE DWELLING LAW

*[Signature]*  
 Borough Superintendent

PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE

Borough Superintendent

2. Photos











604 Onderdonk Avenue, Ridgewood, NY 11385

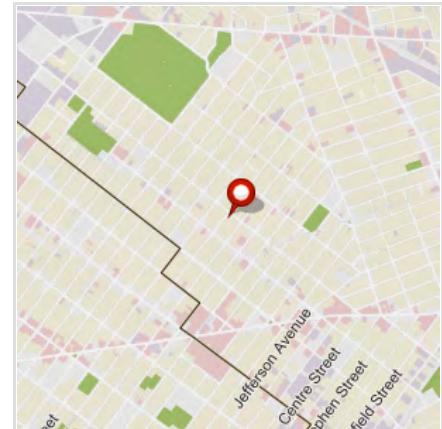
*Courtesy of PropertyShark, 07/18/2023*

**The Following Pages are part of a report  
from PropertyShark.**

**We are providing this third-party report as  
a courtesy, and you must confirm all  
information found in these pages with  
your professionals.**

# 604 Onderdonk Avenue, Ridgewood, NY 11385

Courtesy of PropertyShark, 07/18/2023



## Property Overview

Property address	<b>604 Onderdonk Ave</b>	Neighborhood	<b>Ridgewood</b>
Zip code	<b>11385</b>	School district	<b>24</b>
Borough	<b>Queens</b>	Residential Units:	<b>3</b>
Block & lot	<b>03439-0030</b>	Square feet	<b>2,600</b>
Lot dimensions	<b>25 ft x 100 ft</b>	Building dimensions	<b>25 ft x 60 ft</b>
Lot sqft	<b>2,500</b>	Stories	<b>2</b>
Buildings on lot	<b>1</b>	Year built	<b>1910</b>
Property class	<b>Three Families (C0)</b>	Closest police station	<b>0.63 Miles</b>
Zoning districts	<b>R6B</b>	Closest fire station	<b>0.36 Miles</b>

## Ownership Information

Owner name:		Purchase date	<b>10/27/2009</b>
		Purchase price	<b>\$556,500</b>
Owner address:	<b>604 Onderdonk Ave</b>		
Location:	<b>Ridgewood, NY 11385</b>		

## Property Taxes

Access detailed property tax data for 604 Onderdonk Ave. Tax information included: property tax, market value and assessed value, exemptions, abatements, and assessment history.

Tax year:	<b>2023-2024</b>	Tax assessor's market value:	<b>\$1,082,000</b>
Property tax:	<b>\$6,898</b>	Assessed value:	<b>\$64,920</b>

### Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this website.

Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.

# 604 Onderdonk Ave, Ridgewood, NY 11385

## 1. Overview

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### Address

Primary address	<b>604 Onderdonk Ave</b>
Zip code	<b>11385</b>
Neighborhood	<b>Ridgewood</b>
Borough	<b>Queens</b>
Block & lot	<b>03439-0030</b>

### Ownership

Address	<b>604 Onderdonk Ave Ridgewood, NY 11385</b>
Purchase date	<b>10/27/2009</b>
Purchase price	<b>\$556,500</b>

### Property Taxes

Tax class	<b>1</b>
Property tax	<b>\$6,898</b>

### Lot

Lot sqft	<b>2,500</b>
Lot dimensions	<b>25 ft x 100 ft</b>
Ground elevation	<b>88 ft</b>
Corner lot	<b>No</b>

### Zoning

Zoning districts	<b>R6B</b>
Zoning map	<b>13d</b>

### Building

Building class	<b>Three Families (C0)</b>
Square feet	<b>2,600</b>
Building dimensions	<b>25 ft x 60 ft</b>
Buildings on lot	<b>1</b>
Stories	<b>2</b>
Roof height	<b>29 ft</b>
Year built	<b>1910</b>
Proximity	<b>2-Side abutted</b>
Structure type	<b>Row</b>
Construction type	<b>Frame</b>
Grade	<b>C</b>
Exterior wall	<b>Composition</b>
Exterior condition	<b>Average</b>
Basement type	<b>Full</b>
Basement grade	<b>Below grade</b>

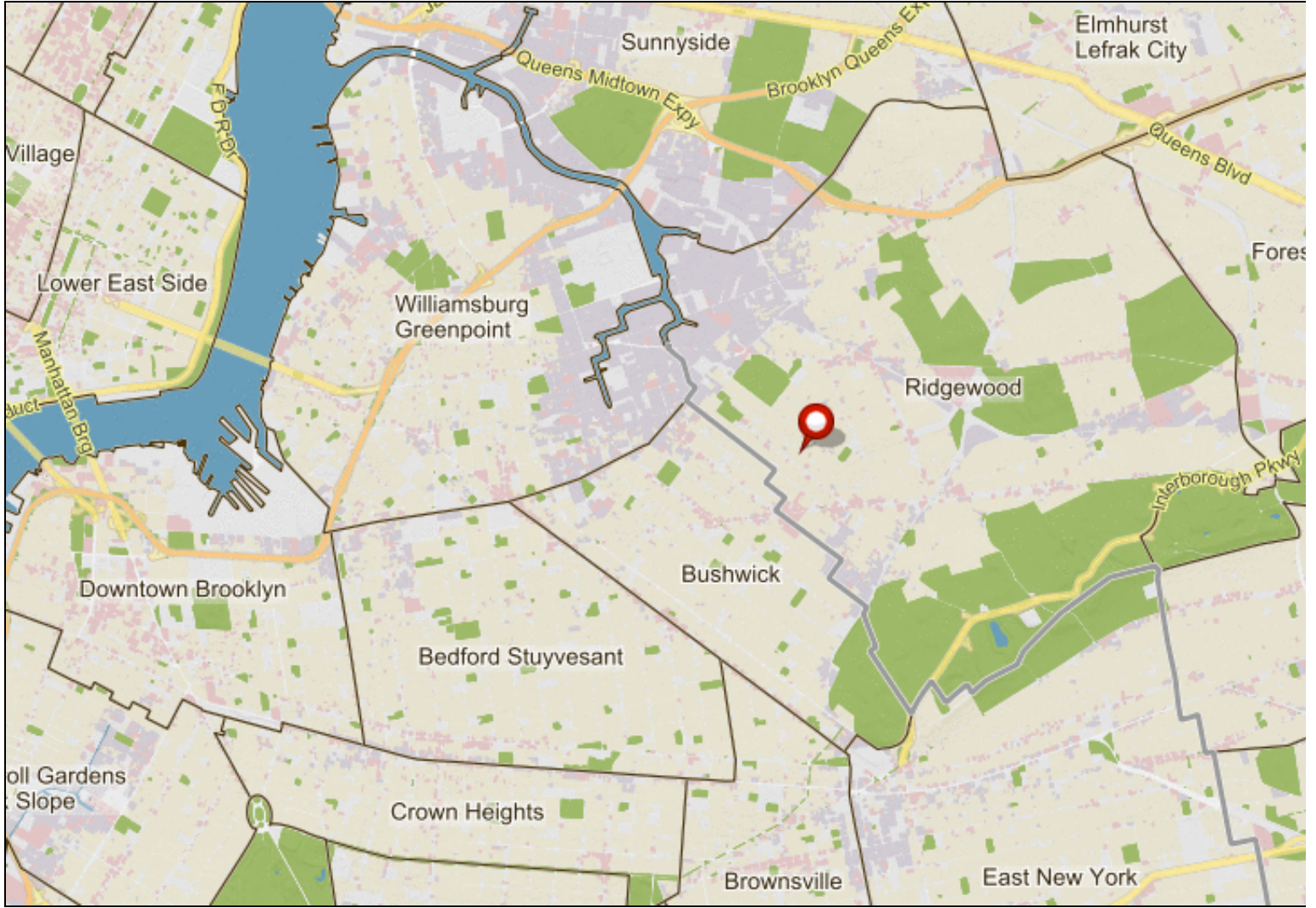
### Use

Residential units (DOF)	<b>3</b>
Residential sqft	<b>2,600</b>
Average residential unit size	<b>867</b>
Certificate(s) of occupancy	<b>Yes</b>

### Floor Area Ratio (FAR)

Residential FAR	<b>2</b>
Facility FAR	<b>2</b>
FAR as built	<b>1.04</b>
Allowed usable floor area	<b>4,998</b>
Usable floor area as built	<b>2,599</b>
Unused FAR	<b>2,399</b>

### 3. Maps



Community district	5	Closest police station	0.63 Miles
School district	24	Closest fire station	0.36 Miles
Census tract	547	Tax map	41802
Lat long	40.70474, -73.90897	Sanborn map	403 053

# Valuation

## 1. Last Sale

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Purchase date **10/27/2009**  
Purchase price **\$556,500**

## 2. Neighborhood Price History

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Median price/sqft **\$482** Property type **Three Families**  
Neighboring properties **13** Since sale date **01/14/2022**  
Radius **1.5**

### Recent sales of similar properties

Address	Distance	Sale date	Sale price	Square footage	Price/sqft
<a href="#">62-55 60th St</a>	0.57	05/12/2022	\$865,000	2,900	\$298
<a href="#">60-32 71st Ave</a>	0.66	03/08/2022	\$1,059,000	2,970	\$356
<a href="#">18-84 Starr St</a>	0.60	03/10/2022	\$999,000	2,652	\$376
<a href="#">18-13 Linden St</a>	0.04	03/08/2022	\$1,330,000	2,985	\$445
<a href="#">18-22 Himrod St</a>	0.24	02/04/2022	\$1,275,000	2,838	\$449
<a href="#">11 St Johns Rd</a>	0.18	06/09/2023	\$1,140,000	2,496	\$456
<a href="#">61-16 Metropolitan Ave</a>	0.66	02/13/2023	\$1,150,000	2,384	\$482
<a href="#">16-87 Grove St</a>	0.18	03/06/2023	\$1,460,000	2,964	\$492
<a href="#">62-14 61st St</a>	0.63	03/07/2022	\$1,350,000	2,700	\$500
<a href="#">18-90 Starr St</a>	0.60	03/10/2022	\$1,353,000	2,634	\$513
<a href="#">62-93 60th St</a>	0.52	01/24/2023	\$1,280,000	2,480	\$516
<a href="#">21-47 Menahan St</a>	0.42	08/18/2022	\$1,498,000	2,680	\$558
<a href="#">17-58 DE Kalb Ave</a>	0.41	04/17/2023	\$1,550,000	2,480	\$625

Use our [Comparable Sales Tool](#) to select your own list of recent sales.

### 3. Assessment History

Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Base tax	Property tax
2022/23	C0	\$1,042,000	\$62,520	\$33,440	20.309%	\$6,791	\$6,791
2021/22	C0	\$1,115,000	\$66,900	\$31,774	19.963%	\$6,343	\$6,343
2020/21	C0	\$995,000	\$59,700	\$29,976	21.045%	\$6,308	\$6,308
2019/20	C0	\$1,096,000	\$65,760	\$28,305	21.167%	\$5,991	\$5,991
2018/19	C0	\$1,214,000	\$72,840	\$28,305	20.919%	\$5,921	\$5,921
2017/18	C0	\$885,000	\$53,100	\$27,867	20.385%	\$5,681	\$5,681
2016/17	C0	\$805,000	\$48,300	\$26,478	19.991%	\$5,293	\$5,293
2015/16	C0	\$646,000	\$38,760	\$24,980	19.554%	\$4,885	\$4,885
2014/15	C0	\$538,000	\$32,280	\$23,588	19.157%	\$4,519	\$4,519
2013/14	C0	\$535,000	\$32,100	\$23,588	19.191%	\$4,527	\$4,527
2012/13	C0	\$555,000	\$33,300	\$23,223	18.569%	\$4,312	\$4,312
2011/12	C0	\$472,000	\$28,320	\$22,065	18.205%	\$4,017	\$4,017
2010/11	C0	\$536,000	\$32,160	\$19,197	17.364%	\$3,615	\$3,333
2009/10	C0	\$525,000	\$31,500	\$19,657	17.088%	\$3,359	\$3,359
2008/09	C0	\$604,000	\$36,240	\$19,657	16.196%	\$3,184	\$3,184



# 2. Liens

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[Export to Excel \(2 records\)](#)

Active	Effective date	Expiration date	Document type	Creditor	Amount	Details
Yes	07/15/2021	07/15/2041	Sidewalk lien	NYC Dept of Transportation		
No	01/27/2009	01/27/2012	Lis pendens	Wells Fargo Bank NA	\$98,274	

# Taxes

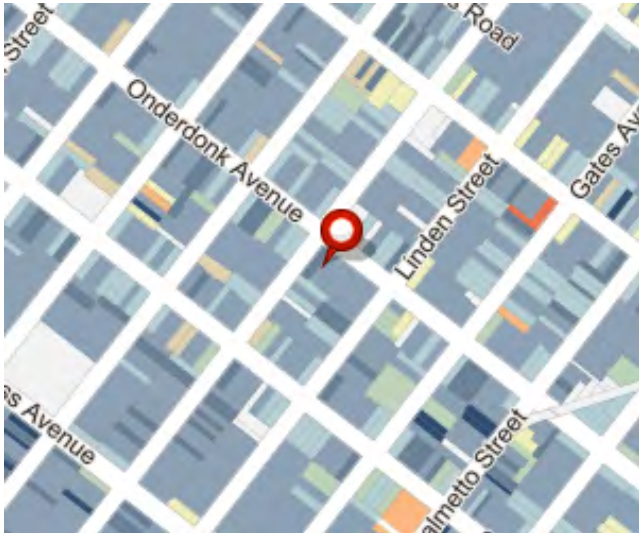
## 1. Tax Bill

Property tax bill for 7/1/2023 to 6/30/2024

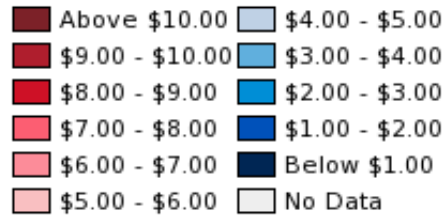
**\$6,898**

## 2. Key Values in Calculating the Bill

Tax class	1
Market value	\$1,082,000
Assessed value	\$64,920
Exemptions granted by city	\$0
Transitional value	\$33,966
Transitional exemption value	\$0
Tax abatements	\$0



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



Property tax	<b>\$6,898</b>
Tax year	<b>2023-2024</b>
Square feet	<b>2,600</b>
Tax per sqft	<b>\$3</b>

# 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.



R Residential district  
C Commercial district  
M Manufacturing district

Rezoning Proposal Active  
Rezoning Recently Adopted

This map was created from the NYC [Department of City Planning's](#) online zoning map files. It includes updates found in those files through 04/22/2020.

## Zoning Designation

Residential

**R6B**

## Rezoning Projects

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

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

## Residential

## Parcel Vicinity

Frontage(s)

**Onderdonk Av (narrow)**

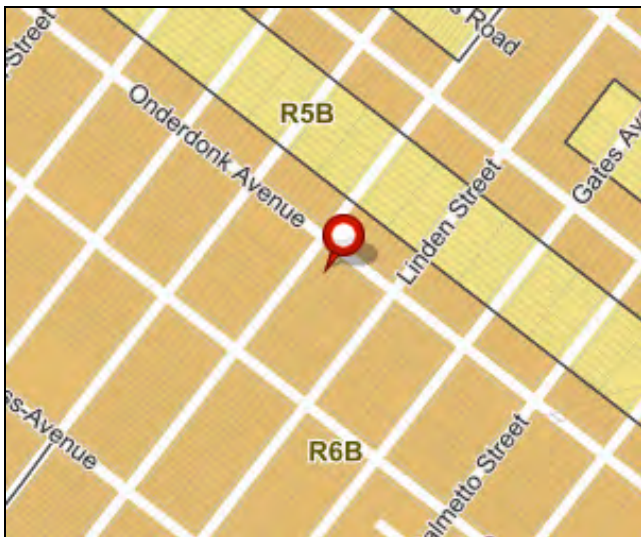
Nearest wide street

**Seneca Av (Wide)**

Distance to wide street

**275 ft**

## 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](#).



 Building class: **Three Families (C0)**

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

### 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.

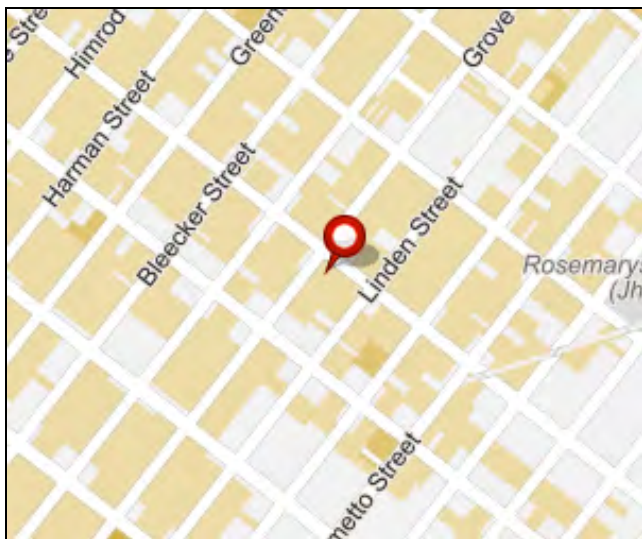
The maximum usable floor area is calculated by multiplying the size of the lot by the larger of the residential or commercial FAR.

Area of lot in square feet		<b>2,499</b>
FAR	x	<b>2</b>
Maximum usable floor area of building	=	<b>4,998</b>

#### Available Air Rights by Parcel

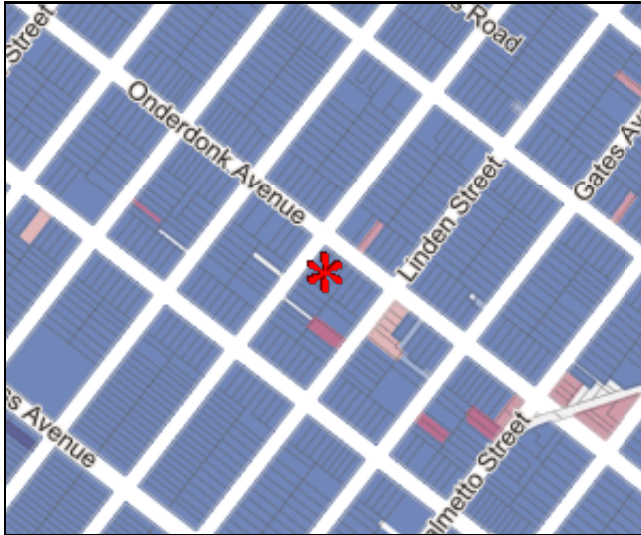
The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

Maximum usable floor area		<b>4,998</b>
Usable floor area	-	<b>2,599</b>
Unused buildable square feet ("air rights")	=	<b>2,399</b>




Residential FAR	<b>2</b>
Facility FAR	<b>2</b>
FAR as built	<b>1.04</b>

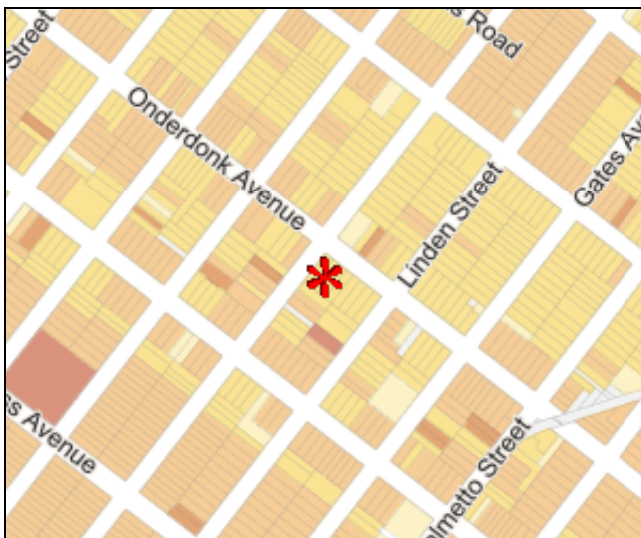
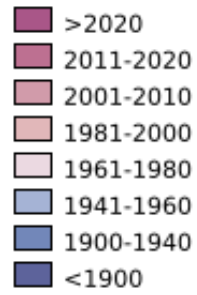
## 4. Urban Landscape Maps



Click on the map to expand.

 Year built: 1910

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



Click on the map to expand.

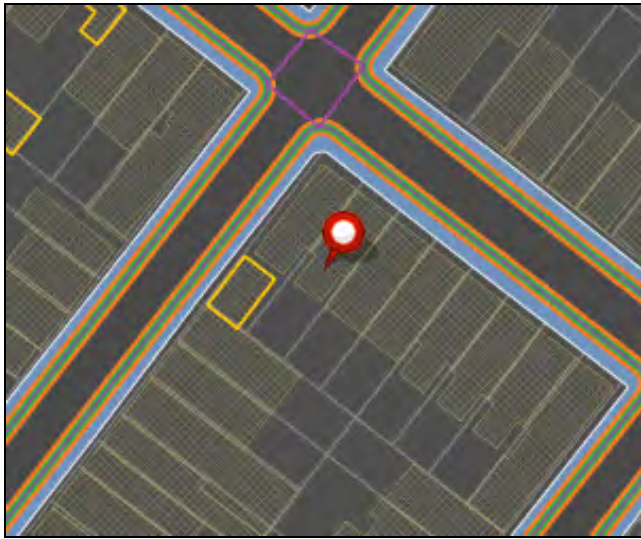
 Stories: 2

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



## 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.

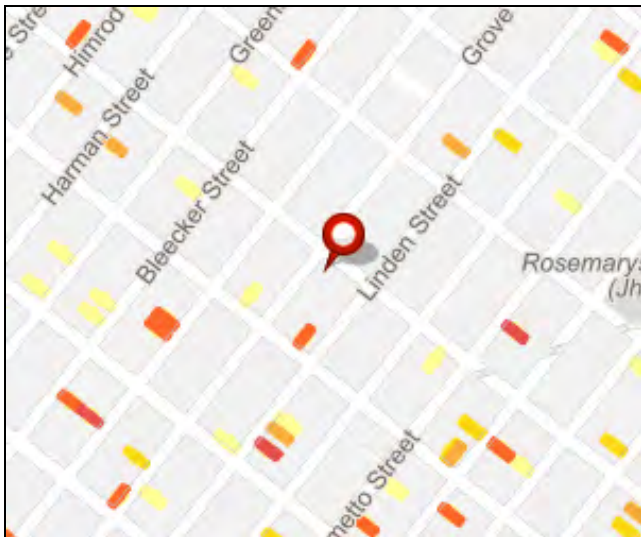








- |  |   |
|--|---|
|  Sidewalk           |  Garage              |
|  Curb               |  Sky bridge          |
|  Pavement edge      |  Under construction  |
|  Roadbed            |  Piers/seawall       |
|  Median             |  Boardwalk           |
|  Retaining wall     |  Recreational area   |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

BIN	<b>4082140</b>
Type	<b>Building</b>
Status	<b>Constructed</b>
Roof height	<b>29 ft</b>
Ground elevation	<b>88 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.



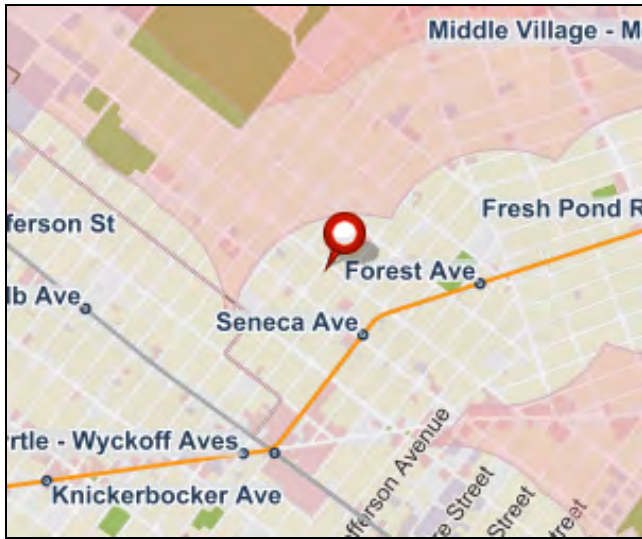
- Properties over the HPD-AEP threshold**
-  More than 600% over
  -  300% to 600% over
  -  Up to 300% over
- Properties below the HPD-AEP threshold**
-  80% to 99%
  -  60% to 80%
  -  50% to 60%
- HPD-AEP threshold for buildings having:**
- 3 to 14 units = 5 violations/unit
  - 15 units or more =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

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

# Neighborhood

## 1. Transportation

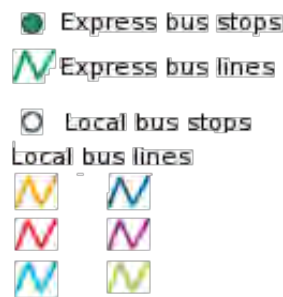
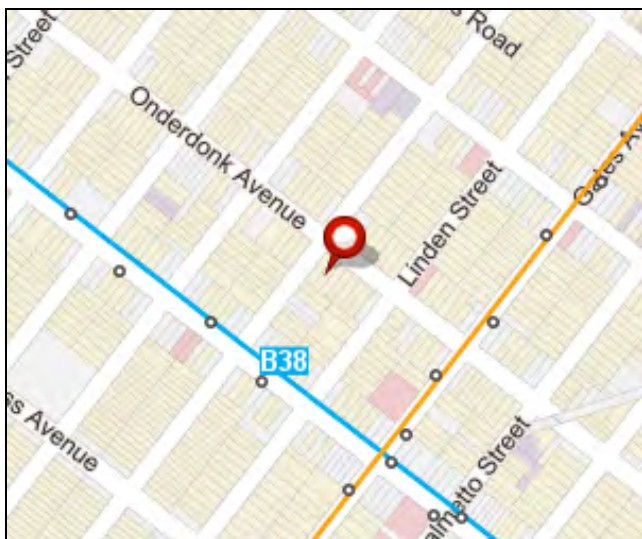
On this color-coded map, view the nearest subway station for each building.



- Up to 1/4 mile
  - 1/4 to 1/2 mile
  - 1/2 to 3/4 mile
  - 3/4 to 1 mile
  - Over 1 mile
  - Subway station
  - Metro Nord station
  - Metro Nord line
  - LIRR station
  - LIRR line
- \* distances are calculated as radius from station

Closest station **Myrtle Ave & Seneca Ave at SW Corner**  
 Station lines **M**  
 Distance (miles) **0.143**

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



Name **Seneca Av/Grove St**  
 Line **B38**  
 Distance (miles) **0.069**



## 2. Distance to Schools



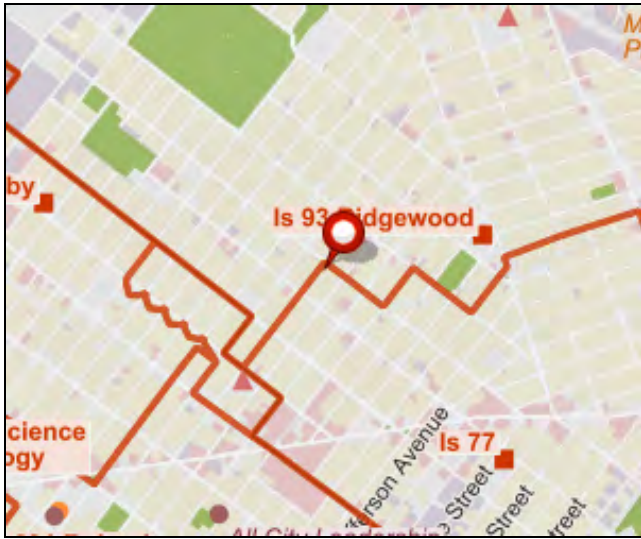
### Elementary School Proximity

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	P.S. 81 Jean Paul Richter
<ul style="list-style-type: none"> <li>District boundary</li> <li>Attendance zone</li> <li>Unzoned area</li> </ul>		
<ul style="list-style-type: none"> <li>School locations</li> <li>Zoned</li> <li>Other public</li> <li>Charter</li> <li>Private</li> </ul>		

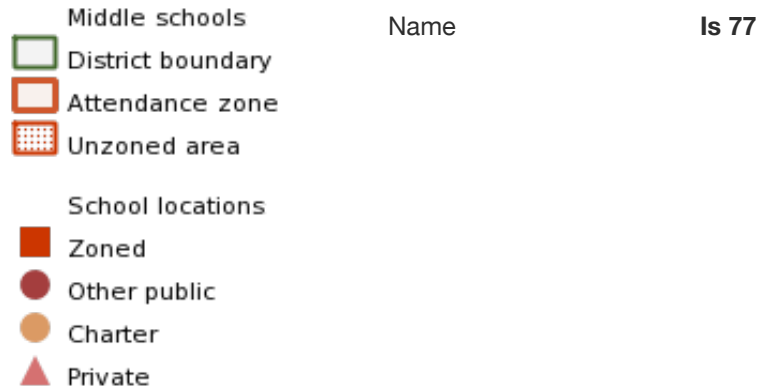
Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
P.S. 81 Jean Paul Richter	4	Yes	Public	PK-5	645	0.17
Learners And Leaders	7	Yes	Public	PK-5	596	0.35
St. Brigid School	NR	No	Private	PK-8	242	0.27
P.S. 239	6	No	Public	PK-5	540	0.45
P.S. 71 Forest	5	No	Public	PK-5	710	0.51
P.S. 86 The Irvington	8	No	Public	K-5	354	0.54
ACE Academy for Scholars at the Geraldine Ferraro Campus	8	No	Public	PK-5	589	0.55
P.S. 116 Elizabeth L Farrell	4	No	Public	K-5	356	0.61
Notre Dame Catholic Academy	NR	No	Private	PK-8	328	0.63
P.S. 88 Seneca	3	No	Public	PK-5	866	0.66
P.S. 123 Suydam	2	No	Public	PK-5	579	0.71
Achievement First Bushwick Charter School	10	No	Charter	K-8	914	0.72
Jhs 383 Philippa Schuyler	6	No	Public	5-8	912	0.74
P.S. 376	6	No	Public	K-5	522	0.76
Bushwick Ascend Charter School	9	No	Charter	K-8	887	0.76

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



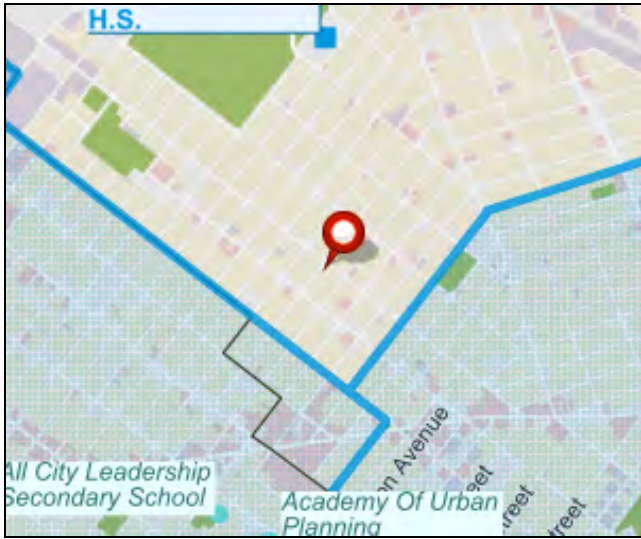
## Middle School Proximity

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.










Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
Is 77	6	Yes	Public	6-8	934	0.52
St. Brigid School	NR	No	Private	PK-8	242	0.27
Is 93 Ridgewood	7	No	Public	6-8	1,126	0.32
All City Leadership Secondary School	8	No	Public	6-12	432	0.54
Jhs 162 The Willoughby	7	No	Public	6-8	319	0.58
Notre Dame Catholic Academy	NR	No	Private	PK-8	328	0.63
Jhs 291 Roland Hayes	5	No	Public	6-8	291	0.72
Achievement First Bushwick Charter School	10	No	Charter	K-8	914	0.72
Jhs 383 Philippa Schuyler	6	No	Public	5-8	912	0.74
Bushwick Ascend Charter School	9	No	Charter	K-8	887	0.76
Sacred Heart School	NR	No	Private	PK-8	308	0.87
Redeemer Lutheran School	NR	No	Private	PK-8	154	0.87
St Matthias School	NR	No	Private	PK-8	397	0.87

Find more info at [NYC Department of Education](https://www.nyc.gov/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.

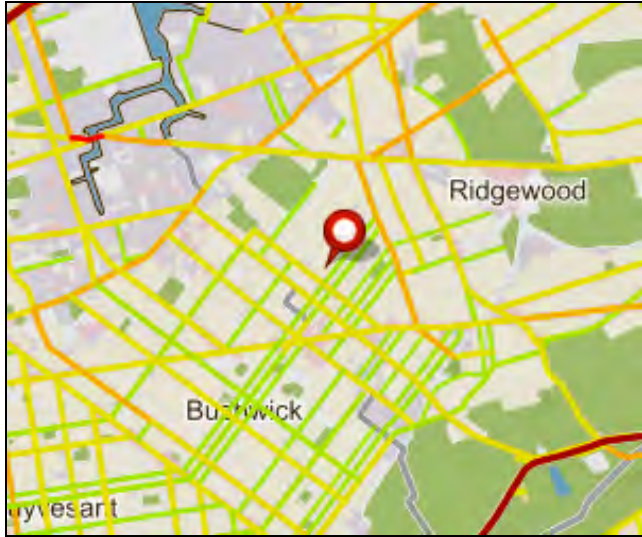
High schools		Name	Grover Cleveland H.S.
	District boundary		
	Attendance zone		
	Unzoned area		
School locations			
	Zoned		
	Other public		
	Charter		
	Private		

Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
Grover Cleveland H.S.	3	Yes	Public	9-12	1,705	0.47
All City Leadership Secondary School	8	No	Public	6-12	432	0.54
Bushwick School for Social Justice	1	No	Public	9-12	329	0.56
Brooklyn School For Math And Researc	6	No	Public	9-12	277	0.56
Academy Of Urban Planning	2	No	Public	9-12	232	0.56
Academy for Environmental Leadership	2	No	Public	9-12	232	0.58
Math, Eng, Science Academy Charter High	5	No	Charter	9-12	475	0.72
Bushwick Community High School	1	No	Public	9-12	152	0.72
Bushwick Leaders High School For Academic Excellence	2	No	Public	9-12	310	1.17
Martin Luther School	NR	No	Private	6-12	252	1.22
EBC High School for Public Service-Bushwick	3	No	Public	9-12	476	1.27
Brooklyn High School Law And Tech	3	No	Public	9-12	601	1.27
Charles Churn Christian Academy	NR	No	Private	PK-12		1.29
Excellence Girls Charter School	5	No	Charter	K-12	1,443	1.41
Williamsburg Charter High School	2	No	Charter	9-12	933	1.41

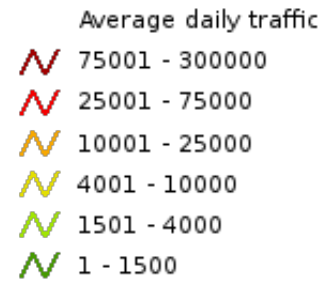
Find more info at [NYC Department of Education](#)

### 3. Traffic Map

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



## 4. Demographics By Zip Code

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Demographic data shown in this section was gathered from the 2021 American Community Survey and refers to zip code **11385**.

### Population Demographics

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Total population	<b>109,111</b>
Female population	<b>50.5%</b>
Male population	<b>49.5%</b>
Median age	<b>36.2</b>
Male median age	<b>36.1</b>
Female median age	<b>36.2</b>

### Education

---

No highschool	<b>8.3%</b>
Some highschool or college	<b>55.1%</b>
Bachelors degree	<b>19.4%</b>

### Other

---

Citizens	<b>81.7%</b>
Citizens born in US	<b>56.3%</b>
English speakers	<b>86.1%</b>

### Journey to Work

---

Work in a metropolitan area	<b>99.8%</b>
Work in a micropolitan area	<b>0.1%</b>
Work at home	<b>8.0%</b>
Go to work by car	<b>30.4%</b>
Go to work after 10 am	<b>14.4%</b>

### Economic/Employment

---

Average household income	<b>\$94,274</b>
White collar	<b>76.8%</b>
Blue collar	<b>23.2%</b>

### Housing

---

Family households	<b>66.7%</b>
Households with kids	<b>30.3%</b>
Housing units	<b>39,959</b>
Occupied housing units	<b>37,050</b>
Owner occupied units	<b>30.5%</b>
Average number of people per household	<b>2.94</b>
Houses with mortgages	<b>57.4%</b>

### Wealth

---

Median value for units with a mortgage	<b>\$712,200</b>
Median value for units without a mortgage	<b>\$719,400</b>
Median gross rent	<b>\$1,697</b>
Median mobile home values	<b>\$0</b>
Median housing costs per month	<b>\$1,733</b>
Population in poverty	<b>11.1%</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	3
Class B violations	1
Class C violations	0
Class I violations	7
Total open violations	11
Class description	

Violation ID	Inspection date	Class	Notice of violation ID	NOV issue date	Status
15885045	03/29/2023	A	8413869	03/29/2023	Nov sent out (03/29/2023)
(a) I HMC: file annual bedbug report in accordance with HPD rule as described on the back of this notice of violation or as described on HPD'S website, WWW. NYC. gov\hpd, search bed bugs.					
15547785	11/16/2022	I			Info nov sent out (11/16/2022)
Section27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code i27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.					
14992276	03/04/2022	A	7783198	03/04/2022	Nov sent out (03/04/2022)
(a) I HMC: file annual bedbug report in accordance with HPD rule as described on the back of this notice of violation or as described on HPDS website, WWW. NYC. gov\hpd, search bed bugs.					
14992277	03/04/2022	I			Info nov sent out (03/04/2022)
Section27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code i27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.					
14258472	04/16/2021	A	7276437	04/16/2021	Nov sent out (04/16/2021)
(a) I HMC: file annual bedbug report in accordance with HPD rule as described on the back of this notice of violation or as described on HPDS website, WWW. NYC. gov\hpd, search bed bugs.					
14258473	04/16/2021	I			Info nov sent out (04/16/2021)
Section27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code i27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.					
13405843	11/01/2019	I			Info nov sent out (11/01/2019)
Section27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code i27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.					
11531789	11/22/2016	I			Info nov sent out (11/22/2016)
Section27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code 27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.					

10956508	10/16/2015	I			Info nov sent out (10/16/2015)
Section27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code 27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.					
10602520	03/02/2015	I			Info nov sent out (03/02/2015)
Section27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code 27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.					
9888563	07/01/2013	B	4648791	07/02/2013	Nov sent out (07/02/2013)
Section 27-2040 adm code provide adequate lighting at or near the outside of the front entranceway of the building and keep same burning from sunset every day to sunrise on the day following 100 watts minimum required (light fixtures present)					

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
11/08/2021	DEP	Noise	Noise, barking dog (NR5)		
05/31/2017	DPR	Dead/dying tree	Planted more than 2 years ago	The Department of Parks and Recreation usually requires 7 days to inspect the issue and may take up to 23 days to resolve it, if warranted. Please note your Service Request number for future reference.	
03/10/2016	DEP	Water system	Leak (use comments) (wa2)	The Department of Environmental Protection has investigated this complaint and a leak, not a city issue, has been resolved by homeowner.	03/21/2016
12/02/2011	HPD	Heating	Heat	More than one complaint was received for this building-wide condition. This complaint status is for the initial complaint. The Department of Housing Preservation and Development contacted an occupant of the apartment and verified that the following conditions were corrected. The complaint has been closed. If the condition still exists, please	12/09/2011
12/01/2011	HPD	Heating	Heat	The Department of Housing Preservation and Development responded to a complaint of no heat or hot water and was advised by a tenant in the building that heat and hot water had been restored. If the condition still exists, please file a new complaint.	12/09/2011

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

### 3. Neighborhood Complaints

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Created	Agency	Type	Descriptor	Disposition	Closed
10/30/2020	NYPD	Illegal parking	Posted parking sign violation	The Police Department responded to the complaint and with the information available observed no evidence of the violation at that time.	10/30/2020
09/30/2020	NYPD	Illegal parking	Posted parking sign violation	The Police Department responded and upon arrival those responsible for the condition were gone.	09/30/2020
08/21/2019	DOT	Street light condition	Street light out	Service Request status for this request is available on the Department of Transportation's website. Please click the aLearn More link below.	08/22/2019
03/25/2018	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.	03/25/2018
07/01/2014	DEP	Sewer	Sewer backup (use comments) (sa)	The Department of Environmental Protection investigated this complaint and found there was no sewer back up in the city system at the time of the inspection.	07/01/2014
02/21/2013	DEP	Sewer	Sewer backup (use comments) (sa)	The Department of Environmental Protection investigated this complaint and found there was no sewer back up in the city system at the time of the inspection.	02/21/2013



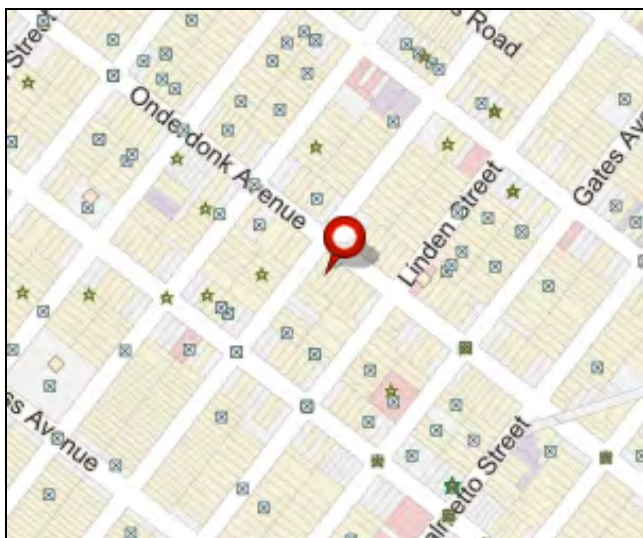
# Risk

## 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

Haz waste generator or transporter 1

Total neighboring toxic sites 1

### 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

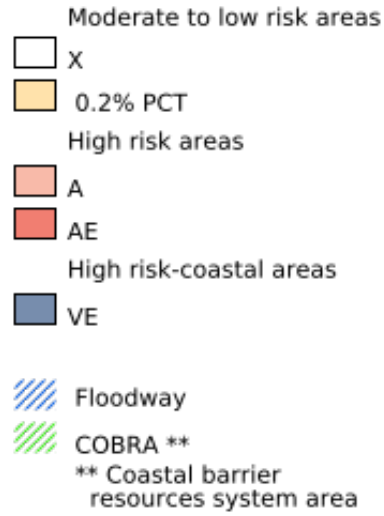
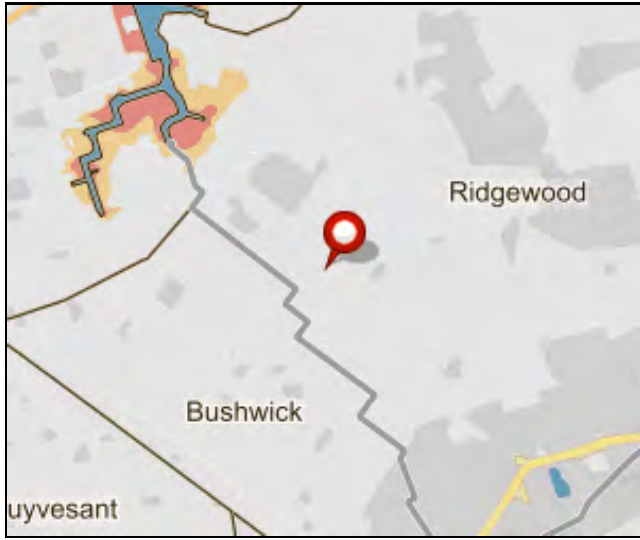
### Other Toxic Sites:

- 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
- 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

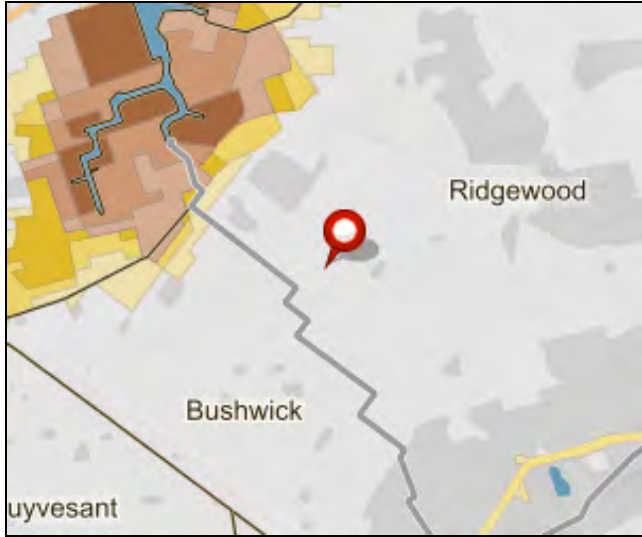
X  
 Out  
 Out  
 Out  
**3604970208F**  
**40073-F8**

### Distance to...

Nearest distance to coastline (miles) **0.973**  
 Compass direction to coastline **129**  
 Nearest distance to 100 year flood zone area (ft) **55**  
 Angle100 **48**

### 3. Hurricane Evacuation Zones

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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.

#### Hurricane evacuation zones

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

### Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.



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## New York State Disclosure Form for Buyer and Seller

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### **THIS IS NOT A CONTRACT**

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

---

### **Disclosure Regarding Real Estate Agency Relationships**

#### **Seller's Agent**

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

#### **Buyer's Agent**

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

#### **Broker's Agents**

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

#### **Dual Agent**

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

#### **Dual Agent with Designated Sales Agents**

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

# New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by \_\_\_\_\_ of \_\_\_\_\_  
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

Seller as a (check relationship below)

Buyer as a (check relationship below)

Seller's Agent

Buyer's Agent

Broker's Agent

Broker's Agent

Dual Agent

Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance Informed Consent Dual Agency

Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure form:

Signature of Buyer(s) and/or Seller(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



---

## **New York State Housing and Anti-Discrimination Disclosure Form**

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Federal, State and local Fair Housing and Anti-discrimination Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing and Anti-discrimination Laws.

### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

## New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by William R Hobbs (print name of Real Estate Salesperson/  
Broker) of Evans & Nye (print name of Real Estate company, firm or brokerage)

(I)(We) \_\_\_\_\_

(Buyer/~~Tenant/Seller/Landlord~~) acknowledge receipt of a copy of this disclosure form:

Buyer/~~Tenant/Seller/Landlord~~ Signature \_\_\_\_\_ Date: \_\_\_\_\_

Buyer/~~Tenant/Seller/Landlord~~ Signature \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

## SUBMIT OFFER

Date:		Listing Agent:		Selling Agent:				
Property:				Apt.:	Asking Price:			
<b>Buyer 1:</b>				<b>Buyer 2:</b>				
Address:				Address:				
Rent <input type="checkbox"/>	Own <input type="checkbox"/>	How Long?	13 years	Rent <input type="checkbox"/>	Own <input type="checkbox"/>	How Long?		
Employer:				Employer:				
Position:				Position:				
Hire Date:				Hire Date:				
Annual Salary:				Annual Salary:	\$			
Annual Bonus:	\$			Annual Bonus:	\$			
Other Income:	\$			Other Income:	\$			
Schedule C income if self-employed:			\$	Schedule C income if self-employed:				
<b>Total Income:</b>			\$	<b>Total Income:</b>				
<b>Assets</b>	Buyer 1	Buyer 2	<b>Liabilities</b>	Buyer 1	Buyer 2			
Cash in Banks			Mortgages on Real Estate					
Other liquid assets			Installment loans (e.g., auto)					
Stocks/Bonds			Other accounts payable					
Retirement Accts.			Credit card balances					
Real Estate owned			Unpaid taxes					
Other Assets			Other debts					
Total Assets			Total Liabilities					
<b>Combined Assets</b>			<b>Combined Liabilities</b>					
<b>Purchase Price Offered:</b>			All Cash ( )	Financing:	75% <input type="checkbox"/>	80% <input type="checkbox"/>	90% <input type="checkbox"/>	Other:
<b>Total Cash Down:</b>			<b>Source of Down payment:</b>					
Pre-Qualified:	Yes x <input type="checkbox"/>	No <input type="checkbox"/>	Letter Attached:	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Pre-Approved:	Yes x <input type="checkbox"/>	No <input type="checkbox"/>	Letter Attached:	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
Contingencies:	<input type="checkbox"/> Need to Sell First	<input type="checkbox"/> Engineering Report	<input type="checkbox"/> Gift	Other:	Title Search and Survey			
Buyer bidding or planning to bid on more than one property? Yes <input type="checkbox"/> No <input type="checkbox"/>				Closing Date:				
Comments:								
Purchaser Signature:	Buyer 1:			Buyer 2:				