



## Property Information

File#: BS-X01661-6861363522  
Owner: ANGELA PAGUAY  
Address 1: 102-14 88TH AVE  
Address 2:  
City, State Zip: RICHMOND HILL, NY

## Request Information

Requested Date: 06/04/2024  
Branch:  
Date Completed: 06/07/2024  
# of Jurisdiction(s):  
# of Parcel(s): 1

## Update Information

Update Requested:  
Requested By:  
Update Completed:

## Notes

### CODE VIOLATIONS

Per NYC Department of Zoning there are Multiple Open Code Violation cases on this property.

Collector: New York City DOB  
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424  
Business# (718) 286-7620

Comments: Per NYC Department of Zoning there are Multiple Code Violation cases on this property. Please refer to the attached document for more information.

### PERMITS

Per NYC Department of Building there are Multiple Expired permits on this property

Collector: New York City DOB  
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424  
Business# (718) 286-7620

Comments: Per NYC Department of Building there are Multiple Expired permits on this property. Please refer to the attached document for more information.

### SPECIAL ASSESSMENTS

Per NYC Department of Finance there are no Special Assessments/liens on the property.

Collector: NYC Department of Finance  
Payable Address: P.O. Box 680, Newark, NJ 07101  
Business: (212) 639-9675

### DEMOLITION

NO

### UTILITIES

Water & Sewer  
Account:# 0000717541001  
Status - Pvt & Lienable  
Amount Due: \$8,144.58  
Due Date: 06/17/2024  
Payment Status : DELINQUENT  
Collector: NYC Dept. of Environmental Protection  
Payable To: NYC Water Board  
Address: PO Box 11863, Newark, NJ 07101  
Phone# (718) 595-7000

Garbage  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

**Printable page**

102 -14 88 AVENUE

Borough: QUEENS  
Block: 9288 Lot: 107

**Profile Owner(s)**

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PAGUAY, ANGELA M  
PAGUAY, JORGE O

**Property Data**

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Tax Year 2023/24  
Lot Grouping  
Property Address 102 -14 88 AVENUE, 11418  
Tax Class 1  
Building Class B2 - TWO FAMILY FRAME  
Condo Development  
Condo Suffix

**Notes**

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This account history is for informational purposes only. The amounts below do not include interest due through today. Visit our [NYCePay](#) or [CityPay](#) payment sites for today's balance. Payments made today will be visible the next business day.

**Profile**

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Building Class B2 - TWO FAMILY FRAME  
Tax Class 1  
Unused SCRIE Credit  
Unused DRIE Credit  
Refund Available  
Overpayment amount

**Account History Summary**

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Year	Period	Charge Type	Original Due Date	Interest Begin/Process Date	Charge	Paid	Balance
2019	4	TAX			1,853.53	-1,853.53	0.00
2019	4	CHARGES			425.00	-425.00	0.00
2019	3	TAX			1,853.53	-1,853.53	0.00
2019	2	TAX			1,761.26	-1,761.26	0.00
2019	1	TAX			1,761.26	-1,761.26	0.00

**Account History Details**

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**[Click here for the Account History Details](#)**

**Notes**

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**Profile**

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Building Class B2 - TWO FAMILY FRAME  
Tax Class 1  
Unused SCRIE Credit  
Unused DRIE Credit  
Refund Available  
Overpayment amount

**Account History Details**

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Year	Period	Charge Type	Account ID	Original Due Date	Interest Begin/Process Date	Trans. Type	Action Type	Reason	Payment #	Payment Credited/Process Date	Amount Due
									<b>Total Due</b>		<b>1,978.00</b>
2019	4	HZAD									
						<u>SAC</u>	ORG	INIT CHG		11/19/2018	85.00
						<u>SAC</u>	PAY		130768010	04/01/2019	-85.00
								<b>Balance</b>			<b>0.00</b>
2019	4	HZAD									
						<u>SAC</u>	ORG	INIT CHG		01/16/2019	170.00
						<u>SAC</u>	PAY		130768010	04/01/2019	-170.00
								<b>Balance</b>			<b>0.00</b>
2019	4	HZAD									
						<u>SAC</u>	ORG	INIT CHG		01/16/2019	170.00
						<u>SAC</u>	PAY		130768010	04/01/2019	-170.00
								<b>Balance</b>			<b>0.00</b>
2019	4	TAX									
						<u>TAX</u>	ORG	INIT CHG		06/01/2018	1,761.26
						<u>TAX</u>	ADJ	TAXRATEINC		11/16/2018	92.27
						<u>CHG</u>	PAY		130768010	04/01/2019	-1,853.53
								<b>Balance</b>			<b>0.00</b>
2019	3	TAX									
						<u>TAX</u>	ORG	INIT CHG		06/01/2018	1,761.26
						<u>TAX</u>	ADJ	TAXRATEINC		11/16/2018	92.27
						<u>CHG</u>	PAY	BILL PYMT	98438159	01/01/2019	-1,853.53
								<b>Balance</b>			<b>0.00</b>
2019	2	TAX									
						<u>TAX</u>	ORG	INIT CHG		06/01/2018	1,761.26
						<u>CHG</u>	PAY	BILL PYMT	98438158	10/01/2018	-1,761.26
								<b>Balance</b>			<b>0.00</b>
2019	1	TAX									
						<u>TAX</u>	ORG	INIT CHG		06/01/2018	1,761.26
						<u>CHG</u>	PAY	BILL PYMT	98438157	07/01/2018	-1,761.26
								<b>Balance</b>			<b>0.00</b>
								<b>Balance for 2019 year</b>			<b>0.00</b>

### Account History Summary

[Click here to return to the Account History Summary.](#)

### Notes

Mailed to you each January, the Notice of Property Value (NOPV) will tell you our determination of your property's market and assessed values. It will also list the tax exemptions you currently receive and will provide you with a formula to estimate your property tax amount for the coming year.

The NOPV is not a bill and does not require payment.

For help reading and understanding your NOPV, refer to the property tax guides available at <http://nyc.gov/assessments>.

For information about challenging the amount of your assessed value, visit the New York City Tax Commission <http://nyc.gov/html/taxcomm>.

## Notices of Property Value

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2024 - 2025	<a href="#">January 15, 2024</a>
2023 - 2024	<a href="#">January 15, 2023</a>
2022 - 2023	<a href="#">January 15, 2022</a>
2021 - 2022	<a href="#">January 15, 2021</a>
2020 - 2021	<a href="#">January 15, 2020</a>
2019 - 2020	<a href="#">January 15, 2019</a>
2018 - 2019	<a href="#">January 15, 2018</a>
2017 - 2018	<a href="#">January 15, 2017</a>
2016 - 2017	<a href="#">January 15, 2016</a>
2015 - 2016	<a href="#">January 15, 2015</a>
2014 - 2015	<a href="#">January 15, 2014</a>
2013 - 2014	<a href="#">January 15, 2013</a>
2012 - 2013	<a href="#">January 15, 2012</a>
2011 - 2012	<a href="#">January 15, 2011</a>
2010 - 2011	<a href="#">January 15, 2010</a>

## Property Tax Bills

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2023-2024	<a href="#">Q4: February 17, 2024</a>
2023-2024	<a href="#">Q3: November 18, 2023</a>
2023-2024	<a href="#">Q2: August 19, 2023</a>
2023-2024	<a href="#">Q1: June 03, 2023</a>
2022-2023	<a href="#">Q4: February 18, 2023</a>
2022-2023	<a href="#">Q3: November 19, 2022</a>
2022-2023	<a href="#">Q2: August 20, 2022</a>
2022-2023	<a href="#">Q1: June 04, 2022</a>
2021-2022	<a href="#">Q4: February 19, 2022</a>
2021-2022	<a href="#">Q3: November 20, 2021</a>
2021-2022	<a href="#">Q2: August 28, 2021</a>
2021-2022	<a href="#">Q1: June 05, 2021</a>
2020-2021	<a href="#">Q4: February 27, 2021</a>
2020-2021	<a href="#">Q3: November 21, 2020</a>
2020-2021	<a href="#">Q2: August 29, 2020</a>
2020-2021	<a href="#">Q1: June 06, 2020</a>
2019-2020	<a href="#">Q4: February 22, 2020</a>
2019-2020	<a href="#">Q3: December 05, 2019</a>
2019-2020	<a href="#">Q2: August 29, 2019</a>
2019-2020	<a href="#">Q1: June 05, 2019</a>
2018-2019	<a href="#">Q4: February 01, 2019</a>
2018-2019	<a href="#">Q3: November 16, 2018</a>
2018-2019	<a href="#">Q2: August 24, 2018</a>
2018-2019	<a href="#">Q1: June 01, 2018</a>

2017-2018	<a href="#"><u>Q4: February 23, 2018</u></a>
2017-2018	<a href="#"><u>Q3: November 17, 2017</u></a>
2017-2018	<a href="#"><u>Q2: August 25, 2017</u></a>
2017-2018	<a href="#"><u>Q1: June 02, 2017</u></a>
2016-2017	<a href="#"><u>Q4: February 24, 2017</u></a>
2016-2017	<a href="#"><u>Q3: November 18, 2016</u></a>
2016-2017	<a href="#"><u>Q2: August 26, 2016</u></a>
2016-2017	<a href="#"><u>Q1: June 03, 2016</u></a>
2015-2016	<a href="#"><u>Q4: February 19, 2016</u></a>
2015-2016	<a href="#"><u>Q3: November 20, 2015</u></a>
2015-2016	<a href="#"><u>Q2: August 21, 2015</u></a>
2015-2016	<a href="#"><u>Q1: June 05, 2015</u></a>
2014-2015	<a href="#"><u>Q4: February 20, 2015</u></a>
2014-2015	<a href="#"><u>Q3: November 21, 2014</u></a>
2014-2015	<a href="#"><u>Q2: August 22, 2014</u></a>
2014-2015	<a href="#"><u>Q1: June 06, 2014</u></a>
2013-2014	<a href="#"><u>Q4: February 21, 2014</u></a>
2013-2014	<a href="#"><u>Q3: November 22, 2013</u></a>
2013-2014	<a href="#"><u>Q2: August 23, 2013</u></a>
2013-2014	<a href="#"><u>Q1: June 07, 2013</u></a>
2012-2013	<a href="#"><u>Q4: February 22, 2013</u></a>
2012-2013	<a href="#"><u>Q3: November 30, 2012</u></a>
2012-2013	<a href="#"><u>Q2: August 17, 2012</u></a>
2012-2013	<a href="#"><u>Q1: June 08, 2012</u></a>
2011-2012	<a href="#"><u>Q4: February 24, 2012</u></a>
2011-2012	<a href="#"><u>Q3: November 18, 2011</u></a>
2011-2012	<a href="#"><u>Q2: August 26, 2011</u></a>
2011-2012	<a href="#"><u>Q1: June 10, 2011</u></a>
2010-2011	<a href="#"><u>Q4: February 18, 2011</u></a>
2010-2011	<a href="#"><u>Q3: November 19, 2010</u></a>
2010-2011	<a href="#"><u>Q2: August 27, 2010</u></a>
2010-2011	<a href="#"><u>Q1: June 11, 2010</u></a>
2009-2010	<a href="#"><u>Q4: February 26, 2010</u></a>
2009-2010	<a href="#"><u>Q3: November 20, 2009</u></a>
2009-2010	<a href="#"><u>Q2: August 28, 2009</u></a>
2009-2010	<a href="#"><u>Q1: June 06, 2009</u></a>

## Notes

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Exemptions lower the amount of tax you owe by reducing your property's assessed value. Abatements reduce your taxes by applying credits to the amount of taxes you owe.

## Notes

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## Notes

Exemptions lower the amount of tax you owe by reducing your property's assessed value. Abatements reduce your taxes by applying credits to the amount of taxes you owe.

### 2023 - 2024 Final Assessment

Final Assessment Roll for 2023-2024 | City of New York  
Taxable Status Date January 5, 2023

EXPLANATION OF ASSESSMENT ROLL  
Owner Name PAGUAY, ANGELA M  
Property Address 102 -14 88 AVENUE 11418  
Billing Name and Address

Tax Class 1  
Building Class B2 - TWO FAMILY FRAME

### Property Owner(s)

PAGUAY, ANGELA M  
PAGUAY, JORGE O

### Land Information

Lot Size  
Frontage (feet) 50.00  
Depth (feet) 100.00  
Land Area (sqft) 5,000  
Regular / Irregular Regular  
Corner  
Number of Buildings 1  
Building Size  
Frontage (feet) 26.00  
Depth (feet) 48.00  
Stories 3  
Extension G

### Assessment Information

Description	Land	Total
ESTIMATED MARKET VALUE	343,000	1,195,000
MARKET AV	20,580	71,700
MARKET EX		0
6-20% limitation - AV	11,904	41,472
EXEMPT VALUE		0

### Taxable/Billable Assessed Value

Subject To Adjustments, Your 2023/24 Taxes Will Be Based On **Assessed Value**  
41,472

### Market Value History

Tax Year	Market Value
2023 - 2024	1,195,000
2022 - 2023	1,110,000
2021 - 2022	1,063,000
2020 - 2021	1,038,000
2019 - 2020	941,000

### Note

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For more information about how your property taxes are calculated, visit <http://nyc.gov/assessments>.



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NYC Department of Buildings  
**Permits In-Process / Issued by Premises**

Page: 1 of 1

Premises: 102-14 88 AVENUE QUEENS

BIN: [4194248](#) Block: 9288 Lot: 107

NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
<a href="#">421718564-01-PL</a>	A1 - ALT1	01	04/08/2022	04/08/2023	ISSUED	GILLAN THOMAS
<a href="#">421718564-01-AL</a>	A1 - ALT1	01	11/30/2021	07/26/2022	ISSUED	BRUNO ANTONIO
<a href="#">421687507-01-PL</a>	A2 - ALT2	01	10/18/2018	10/18/2019	ISSUED	SANGIRAY AHMET
<a href="#">421687507-01-EW OT</a>	A2 - ALT2	01	10/16/2018	08/21/2019	ISSUED	CORONADO GUSTAVO
<a href="#">420209651-01-EQ FN</a>	A2 - ALT2	01	07/14/2010	11/01/2010	ISSUED	PETROCELLI SR JOH

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.





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NYC Department of Buildings

**Work Permit Data**

Premises: 102-14 88 AVENUE QUEENS  
BIN: [4194248](#) Block: 9288 Lot: 107

Filed At: 102-14 88 AVENUE QUEENS  
Job Type: A2 - ALTERATION TYPE 2

[Inspection History](#)

DOB NOW: Inspections

<b>Job No:</b> <a href="#">421687507</a>	<b>Fee:</b> STANDARD
<b>Permit No:</b> 421687507-01-PL	<b>Expires:</b> 10/18/2019
<b>Seq. No.:</b> 01	<b>Status:</b> ISSUED
<b>Work:</b>	<b>Work Approved:</b> 10/15/2018

PLUMBING - ALTERATION TYPE 2

CAP AND REMOVE SINK, COOK. BATHTUB, TOILET, LAVATORY IN THE ATTIC, ATTIC TO REMAIN ONLY STORAGE SPACE, CAP AND REMOVE COOKING RANGE, SINK, SHOWER IN THE CELLAR THAT WILL BE ACCESSORY USE. NO CHANGE IN OCCUPANCY USE OR MEANS OF EGRESS. FILED TO CURE VIOLATIONS: 35348689Y, 35348690L, 35316510Z, 35316511K, 35348991N, 35348692P.

<b>Use:</b> RES - RESID. BLDG - OLD CODE	<b>Landmark:</b> NO	<b>Stories:</b> 2
<b>Site Fill:</b> NOT APPLICABLE		
<b>Review is requested under Building Code:</b> 1968		

<b>Total Number of Dwelling Units at Location:</b>	2
<b>Number of Dwelling Units Occupied During Construction:</b>	2
<b>Altering 10% or more of the existing floor surface area of the building:</b>	No

**Issued to:** AHMET T SANGIRAY  
**Business:** P.S.I. MECHANICAL  
47-04 108TH STREET CORONA NY 11368

**MASTER PLUMBER**  
**License No:** [MP 001790](#)  
**Phone:** 718-699-8005

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NYC Department of Buildings  
**Work Permit Data**

Premises: 102-14 88 AVENUE QUEENS  
BIN: [4194248](#) Block: 9288 Lot: 107

Filed At: 102-14 88 AVENUE QUEENS  
Job Type: A2 - ALTERATION TYPE 2

**CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED**

**DOB NOW: Inspections**

<b>Job No:</b> <a href="#">421687507</a>	<b>Fee:</b> STANDARD
<b>Permit No:</b> 421687507-01-EW-OT	<b>Issued:</b> 10/16/2018
<b>Seq. No.:</b> 01	<b>Filing Date:</b> 10/16/2018 INITIAL
<b>Work:</b>	<b>Proposed Job Start:</b> 10/16/2018
	<b>Expires:</b> 08/21/2019
	<b>Status:</b> ISSUED
	<b>Work Approved:</b> 10/15/2018

ALTERATION TYPE 2 - GEN. CONSTR.  
CAP AND REMOVE SINK, COOK. BATHTUB, TOILET, LAVATORY IN THE ATTIC, ATTIC TO REMAIN ONLY STORAGE SPACE, CAP AND REMOVE COOKING RANGE, SINK, SHOWER IN THE CELLAR THAT WILL BE ACCESSORY USE. NO CHANGE IN OCCUPANCY USE OR MEANS OF EGRESS. FILED TO CURE VIOLATIONS: 35348689Y, 35348690L, 35316510Z, 35316511K, 35348991N, 35348692P.

**Use:** RES - RESID. BLDG - OLD CODE      **Landmark:** NO      **Stories:** 2  
**Site Fill:** NOT APPLICABLE  
**Review is requested under Building Code:** 1968

**Total Number of Dwelling Units at Location:** 2  
**Number of Dwelling Units Occupied During Construction:** 2

**Adding more than three stories:** No  
**Removing one or more stories:** No  
**Performing work in 50% or more of the area of the building:** No  
**Demolishing 50% or more of the area of the building:** No  
**Performing a vertical or horizontal enlargement adding more than 25% of the area of the building:** No  
**Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used:** No  
**Altering 10% or more of the existing floor surface area of the building:** No

**Approved work includes concrete:** No  
**Concrete work has been completed:** No  
**Work includes 2,000 cubic yards or more of concrete:** No

**Issued to:** GUSTAVO CORONADO

**GENERAL  
CONTRACTOR - [GC 018503](#)  
NON-REGISTERED:**

**Business:** GUSTAVO CORONADO  
81-12 ROOSEVELT AVENUE, #131 JACKSON HEIGHTS  
NY 11372

**Phone:** 718-205-1064

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NYC Department of Buildings

**Work Permit Data**

Premises: 102-14 88 AVENUE QUEENS  
BIN: [4194248](#) Block: 9288 Lot: 107

Filed At: 102-14 88 AVENUE QUEENS  
Job Type: A2 - ALTERATION TYPE 2

Job No:	<a href="#">420209651</a>	Fee:	STANDARD
Permit No:	420209651-01-EQ-FN	Issued:	07/14/2010
Seq. No.:	01	Filing Date:	07/14/2010 INITIAL
Work:	Proposed Job Start: 07/14/2010	Status:	ISSUED
		Work Approved:	07/14/2010

ALTERATION TYPE 2 - CONSTRUCTION EQUIPMENT - FENCE  
INSTALL A TEMPORARY FENCE ON A PORTION OF THE YARD

Use:	RES - RESID. BLDG - OLD CODE	Landmark:	NO	Stories:	2
Site Fill:	NOT APPLICABLE				
Review is requested under Building Code:	2008				

Issued to: JOHN PETROCELLI SR

GC SAFETY  
REGISTRATION: [GC 003634](#)

Business: J. PETROCELLI CONSTRUCTIO  
100 COMAC STREET RONKONKOMA NY 11779

Phone: 631-981-5200

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NYC Department of Buildings  
Property Profile Overview

102-14 88 AVENUE

88 AVENUE

102-14 - 102-14

QUEENS 11418

Health Area : 2600  
Census Tract : 28  
Community Board : 409  
[Buildings on Lot](#) : 2

BIN# 4194248

Tax Block : 9288  
Tax Lot : 107  
Condo : NO  
Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

[PARTIAL VACATE EXISTS ON THIS PROPERTY](#)

VIOLATION FOR FAILURE TO CERTIFY CORRECTION OF CLASS 1 VIOLATION EXISTS ON THIS PROPERTY - DOB CIVIL PENALTIES DUE

Cross Street(s): 102 STREET, 104 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: [4496317](#)

HPD Multiple Dwelling: No

Number of Dwelling Units: 2

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: B2-2 FAMILY DWELLING

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
<a href="#">Complaints</a>	11	0
<a href="#">Violations-DOB</a>	3	3
<a href="#">Violations-OATH/ECB</a>	34	33

This property has **1 open OATH/ECB** "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.

<a href="#">Jobs/Filings</a>	9
<a href="#">ARA / LAA Jobs</a>	0
<a href="#">Total Jobs</a>	9
<a href="#">Actions</a>	5

- [Elevator Records](#)
- [Electrical Applications](#)
- [Permits In-Process / Issued](#)
- [Illuminated Signs Annual Permits](#)
- [Plumbing Inspections](#)
- [Open Plumbing Jobs / Work Types](#)
- [Facades](#)
- [Marquee Annual Permits](#)
- [Boiler Records](#)
- [DEP Boiler Information](#)
- [Crane Information](#)
- [After Hours Variance Permits](#)

OR Enter Action Type:

OR Select from List:  ▼

AND

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[Go to Login page](#)

## VIEW WATER CHARGES

DEP Water Charges is the fast and convenient way to view your current water and wastewater charges without having to login.

### Account - 0000717541001

[Choose a different account](#)

Below are the account balance details for the selected account

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Due balance	\$8,144.58
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Past due balance	\$7,772.45
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Name	ANGELA PAGUAY
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Premises address	102-14 88 AV, JAMAICA, NY 11418, USA
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BBL	4-09288-0107
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NYC Department of Buildings  
**Work Permit Data**

Premises: 102-14 88 AVENUE QUEENS  
BIN: [4194248](#) Block: 9288 Lot: 107

Filed At: 102-14 88 AVENUE QUEENS  
Job Type: A1 - ALTERATION TYPE 1

[Inspection History](#)

[DOB NOW: Inspections](#)

<b>Job No:</b> <a href="#">421718564</a>	<b>Fee:</b> STANDARD
<b>Permit No:</b> 421718564-01-PL	<b>Issued:</b> 04/08/2022
<b>Seq. No.:</b> 01	<b>Expires:</b> 04/08/2023
<b>Work:</b>	<b>Filing Date:</b> 04/07/2022 INITIAL
	<b>Status:</b> ISSUED
	<b>Proposed Job Start:</b> 04/08/2022
	<b>Work Approved:</b> 05/16/2019

PLUMBING - ALTERATION TYPE 1  
PROPOSED INTERIOR RENOVATION OF EXISTING TWO FAMILIES DWELLING AND ATTIC AS PART OF SECOND FLOOR APARTMENT.\_FILE TO CURE VIOLATIONS: 35348690L; 35348691N; 35390167X; 31348693R; 35316512M

**Use:** R-3 - RESIDENTIAL: 1 & 2 FAMILY HOUSES      **Landmark:** NO      **Stories:** 3  
**Site Fill:** NOT APPLICABLE  
**Review is requested under Building Code:** 1968

**Total Number of Dwelling Units at Location:** 2  
**Number of Dwelling Units Occupied During Construction:** 2  
**Altering 10% or more of the existing floor surface area of the building:** No

**Issued to:** THOMAS M GILLAN  
**Business:** HIGHLAND PLUMBING LLC  
85 AVENUE U BROOKLYN NY 11223

**MASTER PLUMBER**  
**License No:** [MP 001873](#)  
**Phone:** 718-266-3067

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NYC Department of Buildings  
**Work Permit Data**

Premises: 102-14 88 AVENUE QUEENS  
BIN: [4194248](#) Block: 9288 Lot: 107

Filed At: 102-14 88 AVENUE QUEENS  
Job Type: A1 - ALTERATION TYPE 1

**CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED**

[DOB NOW: Inspections](#)

<b>Job No:</b> <a href="#">421718564</a>	<b>Fee:</b> STANDARD
<b>Permit No:</b> 421718564-01-AL	<b>Issued:</b> 11/30/2021
<b>Seq. No.:</b> 01	<b>Filing Date:</b> 11/22/2021 INITIAL
<b>Work:</b>	<b>Expires:</b> 07/26/2022
	<b>Status:</b> ISSUED
	<b>Work Approved:</b> 05/16/2019

ALTERATION TYPE 1 -

PROPOSED INTERIOR RENOVATION OF EXISTING TWO FAMILIES DWELLING AND ATTIC AS PART OF SECOND FLOOR APARTMENT. FILE TO CURE VIOLATIONS: 35348690L; 35348691N; 35390167X; 31348693R; 35316512M

**Use:** R-3 - RESIDENTIAL: 1 & 2 FAMILY HOUSES      **Landmark:** NO      **Stories:** 3  
**Site Fill:** NOT APPLICABLE  
**Review is requested under Building Code:** 1968

**Total Number of Dwelling Units at Location:** 2  
**Number of Dwelling Units Occupied During Construction:** 2

**Adding more than three stories:** No  
**Removing one or more stories:** No  
**Performing work in 50% or more of the area of the building:** No  
**Demolishing 50% or more of the area of the building:** No  
**Performing a vertical or horizontal enlargement adding more than 25% of the area of the building:** No  
**Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used:** No  
**Altering 10% or more of the existing floor surface area of the building:** No

**Approved work includes concrete:** No  
**Concrete work has been completed:** No  
**Work includes 2,000 cubic yards or more of concrete:** No

**Issued to:** ANTONIO BRUNO

**GENERAL CONTRACTOR - [GC 614947](#) REGISTERED:**

**Business:** PLATINUM CONSTRUCTION & D  
60-17 BLEECKER STREET RIDGEWOOD NY 11385

**Phone:** 347-457-6142

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NYC Department of Buildings

**DOB Violation Display for 010919AEUHAZ101139**

Premises: 102-14 88 AVENUE QUEENS

BIN: [4194248](#) Block: 9288 Lot: 107

DOB Civil Penalty Due: \$1,500

<b>Issue Date:</b>	01/09/2019	<b>Violation Category:</b>	V - DOB VIOLATION - ACTIVE
<b>Violation Type:</b>	AEUHAZ1 - FAIL TO CERTIFY CLASS 1		
<b>Violation Number:</b>	01139	<b>Device No.:</b>	
<b>OATH/ECB No.:</b>	<a href="#">35316512M</a> (refer to for further details)		
<b>Description:</b>	FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION		

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NYC Department of Buildings

**DOB Violations**

Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Boiler violations for failure to file internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

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Premises: 102-14 88 AVENUE QUEENS

BIN: [4194248](#) Block: 9288 Lot: 107

NUMBER	TYPE	FILE DATE
<a href="#">V 111418AEUHAZ100509</a>	DOB VIOLATION - ACTIVE	11/14/2018
<a href="#">V 111418AEUHAZ100510</a>	DOB VIOLATION - ACTIVE	11/14/2018
<a href="#">V 010919AEUHAZ101139</a>	DOB VIOLATION - ACTIVE	01/09/2019

Select Violation Type:

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NYC Department of Buildings  
**OATH/ECB Violation Search by Location**

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Page: 1 of 1

Premises: 102-14 88 AVENUE QUEENS

BIN: [4194248](#) Block: 9288 Lot: 107 CB: 409

Total Violations
Issued = 34 Open (Certificate of Correction Required) = 33

OATH/ECB Hearings
Completed / Defaulted = 34 Pending = 0

OATH/ECB Number	Certification Status	Respondent	OATH/ECB Hearing Status	Violation Date	Infraction Codes	OATH/ECB Penalty Due
<a href="#">35536071K</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	08/25/2021	263	\$10,000.00
<a href="#">35529849R</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY, ANGELA M. <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	04/26/2021	263	\$6,250.00
<a href="#">35529848P</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY, ANGELA M. <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	04/26/2021	263	\$6,250.00
<a href="#">35527665N</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY, ANGELA <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	03/05/2021	263	\$6,250.00
<a href="#">35527765K</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY ANGELA <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	02/25/2021	263	\$6,250.00
<a href="#">35526752R</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	01/26/2021	263	\$6,250.00
<a href="#">35526751P</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	01/26/2021	263	\$6,250.00
<a href="#">35524753J</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY, ANGELA M. <b>Inspect Unit:</b> SPECIAL OPERATIONS	DEFAULT	12/10/2020	263	\$6,250.00
<a href="#">35523218N</a>	OPEN - NO COMPLIANCE RECORDED	PAGUAY,ANGELA M	DEFAULT	11/06/2020	263	\$6,250.00

	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35523217L</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY,ANGELA M	DEFAULT	11/06/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35519798R</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	09/10/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35519797P</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	09/10/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35519790M</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	09/04/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35519789P</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	09/04/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35516186M</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY ANGELA	DEFAULT	01/16/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35516185K</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY, ANGELA M	DEFAULT	01/16/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35516184Z</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	PAGUAY, ANGELA M	DEFAULT	01/16/2020	187	\$25,000.00
	<b>Severity:</b> CLASS - 1	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35516183R</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY, ANGELA M	DEFAULT	01/16/2020	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35513428M</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY ANGELA M	DEFAULT	12/02/2019	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35513429Y</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY ANGELA M	DEFAULT	12/02/2019	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35512680J</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	11/18/2019	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#"><u>35512679M</u></a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	11/18/2019	263	\$6,250.00
	<b>Severity:</b> CLASS - 2	<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		

<a href="#">35390167X</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	10/10/2018	263	\$6,250.00
		<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#">35390166Y</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	10/10/2018	263	\$6,250.00
		<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#">35390165M</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	ANGELA PAGUAY	DEFAULT	10/10/2018	263	\$6,250.00
		<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#">35390168H</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	ANGELA PAGUAY	IN VIOLATION	10/10/2018	187	\$2,500.00
		<b>Inspect Unit:</b> SPECIAL OPERATIONS		<b>Viol Type:</b> CONSTRUCTION		
<a href="#">35348692P</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	PAGUAY ANGELA	DEFAULT	08/17/2018	101	\$8,000.00
		<b>Inspect Unit:</b> QUALITY OF LIFE		<b>Viol Type:</b> CONSTRUCTION		
<a href="#">35348690L</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	PAGUAY ANGELA	DEFAULT	08/17/2018	1E8, 172	\$70,000.00
		<b>Inspect Unit:</b> QUALITY OF LIFE		<b>Viol Type:</b> QUALITY OF LIFE		
<a href="#">35316510Z</a>	RESOLVED - N/A - DISMISSED <b>Severity:</b> CLASS - 1	PAGUAY ANGELA	DISMISSED	08/17/2018	101	\$0.00
		<b>Inspect Unit:</b> QUEENS PLUMBING		<b>Viol Type:</b> CONSTRUCTION		
<a href="#">35348691N</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	PAGUAY ANGELA	DEFAULT	08/17/2018	1E8, 172	\$70,000.00
		<b>Inspect Unit:</b> QUALITY OF LIFE		<b>Viol Type:</b> QUALITY OF LIFE		
<a href="#">35348689Y</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	PAGUAY ANGELA	DEFAULT	08/17/2018	1E8, 172	\$70,000.00
		<b>Inspect Unit:</b> QUALITY OF LIFE		<b>Viol Type:</b> QUALITY OF LIFE		
<a href="#">35316512M</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	PAGUAY ANGELA	IN VIOLATION	08/17/2018	102	\$1,250.00
		<b>Inspect Unit:</b> QUEENS PLUMBING		<b>Viol Type:</b> CONSTRUCTION		
<a href="#">35316511K</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 1	PAGUAY ANGELA	IN VIOLATION	08/17/2018	156	\$5,000.00
		<b>Inspect Unit:</b> QUEENS PLUMBING		<b>Viol Type:</b> PLUMBING		
<a href="#">35348693R</a>	OPEN - NO COMPLIANCE RECORDED <b>Severity:</b> CLASS - 2	PAGUAY ANGELA	DEFAULT	08/17/2018	202	\$0.00
		<b>Inspect Unit:</b> QUALITY OF LIFE		<b>Viol Type:</b> CONSTRUCTION		



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NYC Department of Buildings

**DOB Violation Display for 111418AEUHAZ100509**

Premises: 102-14 88 AVENUE QUEENS

BIN: [4194248](#) Block: 9288 Lot: 107

DOB Civil Penalty Due: \$1,500

<b>Issue Date:</b>	11/14/2018	<b>Violation Category:</b>	V - DOB VIOLATION - ACTIVE
<b>Violation Type:</b>	AEUHAZ1 - FAIL TO CERTIFY CLASS 1		
<b>Violation Number:</b>	00509	<b>Device No.:</b>	
<b>OATH/ECB No.:</b>	<a href="#">35316511K</a> (refer to for further details)		
<b>Description:</b>	FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION		

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NYC Department of Buildings

**DOB Violation Display for 111418AEUHAZ100510**

Premises: 102-14 88 AVENUE QUEENS

BIN: [4194248](#) Block: 9288 Lot: 107

DOB Civil Penalty Due: \$1,500

Issue Date: 11/14/2018

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: AEUHAZ1 - FAIL TO CERTIFY CLASS 1

Violation Number: 00510

Device No.:

OATH/ECB No.: [35348692P](#) (refer to for further details)

Description: FAILURE TO CERTIFY CORRECTION ON IMMEDIATELY HAZARDOUS (CLASS 1) ECB VIOLATION

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