



## Property Information      Request Information      Update Information

File#:	BS-X01661-9624083311	Requested Date:	06/04/2024	Update Requested:
Owner:	LOPEZ FRANKLIN	Branch:		Requested By:
Address 1:	7 HANA COURT	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WEST NYACK, NY	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS**      Per Town of Clarkstown Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Clarkstown  
 Payable: 10 Maple Ave. New City NY 10956  
 Business# (845) 639-2000

**PERMITS**      Per Town of Clarkstown Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Clarkstown  
 Payable: 10 Maple Ave. New City NY 10956  
 Business# (845) 639-2000

**SPECIAL ASSESSMENTS**      Per Town of Clarkstown Tax Collector Department there are no Special Assessments/liens on the property.

Collector: Town of Clarkstown  
 Payable: 10 Maple Ave. New City NY 10956  
 Business# (845) 639-2000

**DEMOLITION**      NO

**UTILITIES**      Water  
 Account #: N/A  
 Payment Status: N/A  
 Status: Pvt & Lienable  
 Amount: N/A  
 Good Thru: N/A  
 Account Active: Active  
 Collector: Veolia Water  
 Payable Address: 162 Old Mill Road, West Nyack, NY 10994  
 Business # (877) 426-8969

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

**SEWER & GARBAGE**  
 Sewer & Garbage bills are included in the Real Estate Property taxes.

Collection: **Town & County 2024**

**Fiscal Year Start:** 1/1/2024

**Fiscal Year End:** 12/31/2024

**Warrant Date:** 12/27/2023

**Total Tax Due (minus penalties & interest)**     \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/24/2024	1/24/2024	\$9,896.52	\$9,896.52	\$0.00	\$0.00	Mail	Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
027066	392089	65.13-2-4.7	Payment Posted
Address		Municipality	School
7 HANA COURT WEST NYACK		Town of Clarkstown	CLARKSTOWN CSD #1

Owners	Property Information	Assessment Information
LOPEZ FRANKLIN	<b>Roll Section:</b> 1	<b>Full Market Value:</b> 828182.00
7 HANA COURT	<b>Property Class:</b> 1 FMLY, YR/R	<b>Total Assessed Value:</b> 201000.00
WEST NYACK, NY 10994	<b>Lot Size:</b> 0.97	<b>Uniform %:</b> 24.27

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
**HOMESTEAD PARCEL**		0.0000	0.000	0.00000000	\$0.00
COUNTY TAX	128154000	-2.0000	201000.000	9.52183300	\$1,913.89
TOWN TAX	114492924	-0.3000	201000.000	24.83780800	\$4,992.40
OPEN SPACE	108694	-63.3000	201000.000	0.02333800	\$4.69
ANIMAL MANAGEMENT	36016150	3.4900	0.000	0.00000000	\$19.04
NANUET ANB DIST	509286	91.8000	201000.000	0.35150800	\$70.65
WEST NYACK FIRE	1625376	-5.8500	201000.000	2.98266000	\$599.51
CONSOL LIGHT DIST	946024	5.5000	201000.000	0.19830500	\$39.86
CLARKSTOWN MASTER SD	43731251	5.1800	0.000	0.00000000	\$958.79
REFUSE/GARBAGE DIST	12629787	10.8900	0.000	0.00000000	\$170.68
GARBAGE COLLECTION	12629787	10.8900	0.000	0.00000000	\$477.00
COUNTY SOL WASTE	36016150	3.4900	0.000	0.00000000	\$324.65
COUNTY SOL WASTE	36016150	3.4900	0.000	0.00000000	\$98.71
CONSOL WATER NO 1	3863152	3.8000	201000.000	1.12760600	\$226.65
<b>Total Taxes:</b>					<b>\$9,896.52</b>

**Mail Payments To:**

Lauren Marie Wohl

Town Clerk

10 Maple Ave New City, NY 10956 PAY ONLINE AT: TAX.CLARKSTOWN.Gov

TOWN OF CLARKSTOWN  
BUILDING DEPARTMENT  
TEN MAPLE AVENUE, NEW CITY, N.Y. 10956

X  
X

**CERTIFICATE OF OCCUPANCY  
and or USE**

TO: SILVER HOLDINGS (POMONA PANORAMIC ESTATES LTD.)  
26 DR. FRANK ROAD, SPRING VALLEY N. Y. 10977 owner of premises  
located at: MONTANA CONSTRUCTING CORP. SUBDIVISION LOT #7  
HANNA COURT, WEST NYACK, N. Y. 10994

THIS CERTIFIES THAT the work described on the application for the noted Building Permit has been completed and that the proposed use and or occupancy is in conformity with the applicable Building Code and Ordinances of the Town of Clarkstown. This Certificate is issued for the following purpose:

SINGLE FAMILY DWELLING W/INCL THREE CAR GARAGE

Building Permit No. 99-940

Zone R-40 (SEC. 281 T.L.)

Tax Map No. 88-B-9.09

Date: DECEMBER 14, 1999 (MA)

  
DEPUTY BUILDING INSPECTOR

NOTE: In the event of any change in the use and/or occupancy of these premises, as authorized, this Certificate shall become null and void in accordance with Chapter 290-31 (H) 6 of the Town Code.



**ERIK ASHEIM**  
BUILDING INSPECTOR

**OFFICE OF THE  
BUILDING INSPECTOR**

**10 MAPLE AVE.  
NEW CITY, NY 10956/5099  
(845) 639-2100**

**STEPHEN UNGERLEIDER**  
CHIEF FIRE SAFETY INSPECTOR

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**CERTIFICATE OF OCCUPANCY / USE**

**FRANKLIN LOPEZ  
7 HANA COURT  
WEST NYACK, NY 10994**

**LOCATED AT: 7 Hana Court  
West Nyack, NY 10994**

THIS CERTIFIES THAT work described on the application for the noted Building Permit has been completed and that the proposed use and or occupancy is in conformity with the applicable Building Code and Ordinances of the Town of Clarkstown. This Certificate is issued for the following purpose:

**44 SOLAR PANELS-12.32 KW**

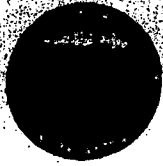
Building Permit No: **20181496**  
Permit Issue Date: **11/21/2018**  
ZBA Appeal No:  
Section Block Lot: **65.13-2-4.7**  
Remapped SBL#: **88-B-9.9**

Zone: **R-40**  
Use and Occupancy: **1-FAMILY**  
Construction Type: **5-B**  
Assembly Occupant Load:  
Sprinkler System Required:

Date: 1/18/2019

Building Inspector: 

**NOTE:** In the event of any change in the use and/or occupancy of these premises, as authorized, this Certificate shall become null and void in accordance with Chapter 290-31 (H) of the Town Code.



**OFFICE OF THE  
BUILDING INSPECTOR**

10 MAPLE AVE.  
NEW CITY, NY 10956/8099845  
639-2100

ERIK ASHEIM  
BUILDING INSPECTOR

STEPHEN UNGERLEIDER  
CHIEF FIRE SAFETY INSPECTOR

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**CERTIFICATE OF OCCUPANCY / USE**

**FRANKLIN LOPEZ  
7 HANA COURT  
WEST NYACK, NY 10994**

**LOCATED AT: 7 HANA COURT  
WEST NYACK, NY 10994**

THIS CERTIFIES THAT work described on the application for the noted Building Permit has been completed and that the proposed use and or occupancy is in conformity with the applicable Building Code and Ordinances of the Town of Clarkstown. This Certificate is issued for the following purpose:

**FINISHED BASEMENT FOR HABITABLE USE AND 2ND KITCHEN., AMENDED FOR 10' X 9'  
FRONT ENTRY**

Building Permit No:20200817  
Permit Issue Date:07/17/2020  
ZBA Appeal No:  
Section Block Lot:65.13-2-4.7  
Remapped SBL#:88-B-9.9

Zone:R-40TL281  
Use and Occupancy:1-FAMILY  
Construction Type:5-B  
Assembly Occupant Load:  
Sprinkler System Required:

Date:10/28/2021

Building Inspector: 

**NOTE:**

In the event of any change in the use and/or occupancy of these premises, as authorized, this Certificate shall become null and void in accordance with Chapter 290-31 (H) of the Town Code.

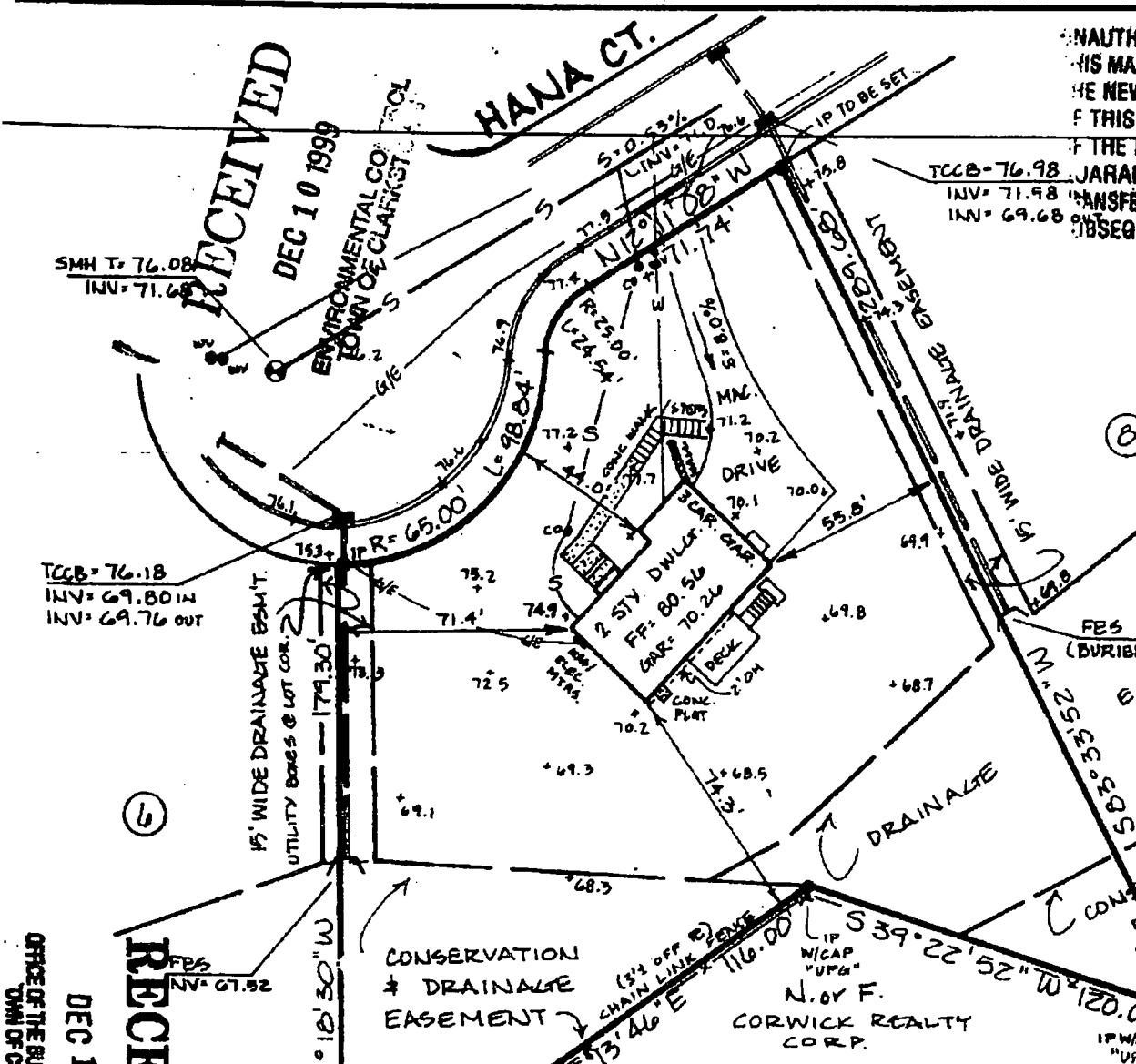
UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW COPIES OF THIS MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID WARRANTIES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

NOTE: FOOTING DRAIN LOC. TO BE SUPPLIED BY BUILDER.  
 NOTE: UTILITY LOCATIONS APPROXIMATE.

CERTIFIED TO:  
 (SUBJECT TO UTILITY EASEMENTS RECORDED)  
 • TOWN OF CLARKSTOWN  
 • JOSE F. JIMENEZ  
 • JULIE W. JIMENEZ  
 • CHICAGO TITLE INSURANCE CO.  
 • FLEET MORTGAGE CORP.

TAX LOT 88-B-9.0  
 AREA = 42,053 S



RECEIVED  
 DEC 10 1999  
 ENVIRONMENTAL CONTROL BOARD OF CLARKSTOWN

RECEIVED  
 DEC 10 1999  
 OFFICE OF THE BUILDING INSPECTOR  
 TOWN OF CLARKSTOWN

REFERENCE: "AVERAGE DENSITY SUBDIVISION-MONTANA CONTRACTING CORP." FILED DEC. 16, 1998 AS MAP # 7211, BOOK 119, PG. 43.

DATE: 6/24/99	SCALE: 1" = 50'
9/07/99	FND. LOC.
12/10/99	FINAL/AS-BUILT
DESIGNED JAG	JAY A. GREENWELL
DRAWN LW	

SURVEY - LOT #7  
 SUBDIVISION FOR  
**MONTANA CONTRACTING CO**  
 TOWN OF CLARKSTOWN  
 ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, P.L.**  
 LAND SURVEYOR