



Property Information Request Information Update Information

File#:	BS-X01672-4183607238	Requested Date:	06/14/2024	Update Requested:
Owner:	NOVAHOVA, SHIFRA	Branch:		Requested By:
Address 1:	1924 OCEAN AVE 3A	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROOKLYN, NY	# of Parcel(s):	1	

Notes

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

Case# 37028074H
Case Type: LOCAL LAW

Case# 022223FISPNR00710
Case Type: FISPNR - NO REPORT AND / OR LATE FILING

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

PERMITS Per NYC Building Department 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

SPECIAL ASSESSMENTS Per NYC Finance Department 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
MASTERMETER PAID BY HOA
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.



Property Information **Apply for Exemptions** Get Help

Property Address Search BBL Search REUC Search

Property Info

- Account Balance**
- Account History**
- Payment History**
- Refund History**
- Notices of Property Value**
- Property Tax Bills**
- Benefits - Prop. Owners**
- Benefits - Business & Construction**
- Benefits - Gov & Non-Prof**
- Market Values & Assessments**
 - 2024-2025 Final
 - 2024-2025 Tentative
 - 2023-2024 Final
 - 2023-2024 Tentative
 - 2022-2023 Final
 - 2022-2023 Tentative
 - 2021-2022 Final
 - 2021-2022 Tentative
 - 2020-2021 Final
 - 2020-2021 Tentative
 - 2019-2020 Final
 - Prior Years

1924 OCEAN AVENUE #3A

Borough: BROOKLYN
Block: 6757 Lot: 1103

Property Owner(s)

NOVAHOVA, SHIFRA

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	1924 OCEAN AVENUE #3A, 11230
Tax Class	2
Building Class	R4 - CONDO; RESIDENTIAL UNIT IN ELEVATOR BLDG
Condo Development	303717
Condo Suffix	R1 - Residential

Record Navigator

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Actions

- Printable Summary
- Printable Version

More Info

[FAQ](#)

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Search

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1924 OCEAN AVENUE

OCEAN AVENUE 1924 - 1924

BROOKLYN 11230

Health Area : 7320
Census Tract : 546
Community Board : 314
Buildings on Lot : **2**

BIN# 3181610

Tax Block : 6757
Tax Lot : 7502
Condo : YES
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): AVENUE N, AVENUE O

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: YES

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: [3369501](#)

Additional Designation(s): MS4 - MS4 AREA

HPD Multiple Dwelling: Yes

Number of Dwelling Units: 12

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: R0-CONDOMINIUMS

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	
Complaints	8	0	Elevator Records
Violations-DOB	4	1	Electrical Applications
Violations-OATH/ECB	9	1	Permits In-Process / Issued
Jobs/Filings	18		Illuminated Signs Annual Permits
ARA / LAA Jobs	0		Plumbing Inspections
Total Jobs	18		Open Plumbing Jobs / Work Types
Actions	17		Facades
OR Enter Action Type: <input type="text"/>			Marquee Annual Permits
OR Select from List: <input type="text" value="Select..."/>			Boiler Records
AND <input type="button" value="Show Actions"/>			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

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

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: 1924 OCEAN AVENUE BROOKLYN

BIN: [3181610](#) Block: 6757 Lot: 7502

NUMBER	TYPE	FILE DATE
V* 5549COSTELLOVIOL-122942 CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED	00/00/0000
V* 103114EVCAT104742	DOB VIOLATION - DISMISSED	10/31/2014
V* 091916E9028/586744	DOB VIOLATION - RESOLVED	09/19/2016
V 022223FISPNRF00710	DOB VIOLATION - ACTIVE	02/22/2023

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](#)

Premises: 1924 OCEAN AVENUE BROOKLYN

BIN: [3181610](#) Block: 6757 Lot: 7502 CB: 314

Total Violations
Issued = 9 Open (Certificate of Correction Required) = 1

OATH/ECB Hearings
Completed / Defaulted = 8 Pending = 1

OATH/ECB Number	Certification Status	Respondent	OATH/ECB Hearing Status	Violation Date	Infraction Codes	OATH/ECB Penalty Due
37028074H	OPEN - NO COMPLIANCE RECORDED Severity: CLASS - 2	1924 OCEAN REALTY LLC Inspect Unit: LOCAL LAW 11/98	PENDING	04/11/2024	230	\$1,250.00
39024586X	RESOLVED - CURE ACCEPTED Severity: CLASS - 2	RAMI KOGAN Inspect Unit: ELEVATOR DIVISION	CURED/IN-VIO	06/26/2020	251	\$0.00
35092404P	RESOLVED - CERTIFICATE ACCEPTED Severity: CLASS - 2	JACOBS DEVELOPMENT CORP GC607101 Inspect Unit: BEST SQUAD	IN VIOLATION	04/19/2014	223	\$0.00
35086891K	RESOLVED - CERTIFICATE ACCEPTED Severity: CLASS - 1	JACOBS DEVELOPMENT CORP GC607101 Inspect Unit: BEST SQUAD	IN VIOLATION	03/22/2014	106, 206	\$0.00
35081482R	RESOLVED - CURE ACCEPTED Severity: CLASS - 2	V JOLCA PILKU C/O PILKU C GC608216 Inspect Unit: EMERGENCY RESPONSE TEAM (ERT)	CURED/IN-VIO	01/23/2014	282	\$0.00
35028583N	RESOLVED - CERTIFICATE ACCEPTED Severity: CLASS - 1	JACOBS DEVELOPMENT CORP GC607101 Inspect Unit: BEST SQUAD	IN VIOLATION	12/05/2013	109	\$0.00
35028582L	RESOLVED - CURE ACCEPTED Severity: CLASS - 2	JACOBS DEVELOPMENT CORP. Inspect Unit: BEST SQUAD	CURED/IN-VIO	12/05/2013	210	\$0.00
35077951Z	RESOLVED - CERTIFICATE ACCEPTED Severity: CLASS - 1	JACOBS DEVELOPMENT CORP GC607101 Inspect Unit: BEST SQUAD	IN VIOLATION	11/25/2013	115	\$0.00
35077950R	RESOLVED - CERTIFICATE ACCEPTED Severity: CLASS - 1	JACOBS DEVELOPMENT CORP GC607101 Inspect Unit: BEST SQUAD	IN VIOLATION	11/25/2013	128, 206	\$0.00

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NYC Department of Buildings

DOB Violation Display for 022223FISPNRF00710

Premises: 1924 OCEAN AVENUE BROOKLYN

BIN: [3181610](#) Block: 6757 Lot: 7502

Issue Date: 02/22/2023

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: FISPNRF - NO REPORT AND / OR LATE FILING (FACADE)

Violation Number: 00710

Device No.: 9B917777

OATH/ECB No.:

Infraction Codes:

Description: FAILED TO FILE FISP CYCLE 9B TECHNICAL REPORT BY 2/21/2023

Disposition:

Code: Date:

Inspector:

Comments:

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NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 1924 OCEAN AVENUE BROOKLYN
BIN: [3181610](#) Block: 6757 Lot: 7502

Filed At: 1924 OCEAN AVENUE , BROOKLYN , NY 11230
Community Board: 314

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 37028074H

[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 2

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$1,250.00

Hearing Status: PENDING

Respondent Information

Name: 1924 OCEAN REALTY LLC
Mailing Address: 3858 NOSTRAND AVENUE , BROOKLYN , NY 11235

Violation Details

Violation Date: 04/11/2024 Violation Type: LOCAL LAW
Served Date: 05/16/2024 Inspection Unit: LOCAL LAW 11/98

Infraction Codes	Section of Law	Standard Description
230	28-302.4	FAILURE TO SUBMIT A REQUIRED REPORT OF CRITICAL EXAMINATION DOCUMENTIN G CONDITION OF EXTERIOR WALL AND APPURTENANCES

Specific Violation Condition(s) and Remedy:

FAILURE TO SUBMIT AN ACCEPTABLE REQUIRED CYCLE 9B REPORT OF CRITICAL EXAMINATION DOCUMENTING CONDITION OF EXTERIOR WALL AND APPURTENANCES REQUIRED BY 28-302.4 FOR CONTROL #917777. REMEDY: SUBMIT ACCEPTABLE REQU

Issuing Inspector ID: 9993

DOB Violation Number: 04112024LL314CW908

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 07/24/2024 10:30 Hearing Status: PENDING

OATH/ECB Penalty Information

Penalty Imposed: \$1,250.00
Adjustments: \$0.00 Amount Paid: \$0.00
Penalty Balance Due: \$1,250.00

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

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Premises: 1924 OCEAN AVENUE BROOKLYN

BIN: [3181610](#) Block: 6757 Lot: 7502

NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
340152998-01-PL	A2 - ALT2	01	11/14/2014	11/14/2015	ISSUED	PALMIERI VITO
340152998-01-EW SP	A2 - ALT2	01	07/08/2014	07/08/2015	ISSUED	PESANTE IVAN
340112096-01-EQ SF	A3 - ALT3	01	01/13/2014	01/03/2015	ISSUED	PILKU VJOLCA
340078702-01-EQ SH	A3 - ALT3	02	01/07/2014	01/03/2015	ISSUED	PILKU VJOLCA
320848053-01-EW OT	A2 - ALT2	02	09/11/2014	09/11/2015	ISSUED	JAKUBOWICZ DANIEL
320825540-01-EW MH	A2 - ALT2	01	01/08/2015	09/11/2015	ISSUED	JAKUBOWICZ DANIEL
320741122-01-DM	DM - DEMO	01	05/30/2013	03/07/2014	ISSUED	SYMBY JEAN
320741024-01-DM	DM - DEMO	01	05/30/2013	03/07/2014	ISSUED	SYMBY JEAN
320741024-01-EQ FN	DM - DEMO	01	05/30/2013	03/07/2014	ISSUED	SYMBY JEAN
320561806-01-NB	NB - NEWB	03	09/15/2014	09/11/2015	ISSUED	JAKUBOWICZ DANIEL
320561806-01-FO	NB - NEWB	03	09/15/2014	09/11/2015	ISSUED	JAKUBOWICZ DANIEL
320561806-01-FO EA	NB - NEWB	02	09/18/2013	09/11/2014	ISSUED	JAKUBOWICZ DANIEL
320561806-01-EQ FN	NB - NEWB	03	09/11/2014	09/11/2015	ISSUED	JAKUBOWICZ DANIEL
320561806-01-PL	NB - NEWB	02	03/24/2015	03/23/2016	ISSUED	PALMIERI VITO

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