

Property Information		Request Information	Update Information
File#:	BF-X01719-8026826488	Requested Date: 07/29/2024	Update Requested:
Owner:	Walfred Verbena	Branch:	Requested By:
Address 1:	11 Charles Ave	Date Completed:	Update Completed:
Address 2:		# of Jurisdiction(s):	
City, State Zip: Port Washington, NY		# of Parcel(s):	

Notes

CODE VIOLATIONS

Town of North Hempstead denied providing information verbally or thru Fax/Email. Need to visit the Town

Hall Zoning Department for information. Abstractor Search.

Collector: Town of North Hempstead

Payable Address: 176 Plandome Road Manhasset, New York 11030

Business# 516-869-7972

PERMITS Town of North Hempstead denied providing information verbally or thru Fax/Email. Need to visit the Town

Hall Building Department for information. Abstractor Search.

Collector: Town of North Hempstead

Payable Address: 176 Plandome Road Manhasset, New York 11030

Business# 516-869-7972

SPECIAL ASSESSMENTS Town of North Hempstead denied providing information verbally or thru Fax/Email. Need to visit the Town

Hall Department of Finance for information. Abstractor Search.

Collector: Town of North Hempstead

Payable Address: 176 Plandome Road Manhasset, New York 11030

Business# 516-869-7972

DEMOLITION Town of North Hempstead denied providing information verbally or thru Fax/Email. Need to visit the Town

Hall Building Department for information. Abstractor Search.

Collector: Town of North Hempstead

Payable Address: 176 Plandome Road Manhasset, New York 11030

Business# 516-869-7972



UTILITIES Water

Account #: 88-0105

Payment Status: DELINQUENT Status: Pvt & Non-Lienable

Amount: \$180.52 Good Thru: 08/30/2024 Account Active: Yes

Collector: Port Washington Water District

Payable: 38 Sandy Hollow Rd, Port Washington, NY 11050

Business # 516-767-0171

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

Sewer

Account #: N/A
Payment Status: N/A
Status: Pvt & Non-Lienable

Amount: N/A Good Thru: N/A Account Active: Yes

Collector: Port Washington Sewer District

Payable: 70 Harbor Rd, Port Washington, NY 11050

Business # (516) 944-6100

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION

REQUIRED.

Garbage:

Garbage bills are included in the real estate property taxes.



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Address: 11 CHARLES AVE. PORT

WASHINGTON, 11050

Village: N/A

School: Port Washington - 4

Town: North Hempstead

For translation services of all documents, please contact LanguageLine Solutions at 1-800-752-

6096 / www.languageline.com

Section: 5 Condo: Block: A Unit: Lot: 121

Values

General and School Taxes

Open and Paid Taxes Info

Property Description

Recent Sales

My Nassau Info

Tax Class 1 Res Prognose (2021 Only)

Values Used for This Class 1 Property	2026 - School ('25-26) and County/Town '26'	2025 - School ('24-25) and County/Town '25'	2024 - School ('23-24) and County/Town '24'	2023 - School ('22-2; County/Town '23'
Fair Market Values	\$636,000	\$636,000	\$636,000	\$660,590
Effective Market Value	\$636,000	\$636,000	\$636,000	\$636,000
Level of Assessment (% of Market Value)	.1%	.1%	.1%	.1%
Assessed Value	636	636	636	636
Tax Roll Status	Tentative as of 1/2/24	Final as of 4/1/24	Final as of 4/3/23	Final as of 4/1/22
Taxable Status Date	January 2, 2024	January 1, 2023	January 3, 2022	January 1, 2021

The Assessed Value for Class I residential properties (excluding new construction and renovations) cannot be increased by more than 6% popular or 20% over 5 years.

Note: Fair Market Value is the value determined by the Department of Assessment, which reflects the amount of money a buyer would be wi pay a seller for property offered for sale on an open market, over a reasonable amount of time, where both the buyer and seller are well inform and neither is under undue pressure to act.

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