



Property Information

Request Information

Update Information

File#:	BF-X01790-5072352210	Requested Date:	11/18/2024	Update Requested:
Owner:	RONALD GIAMMARINO	Branch:		Requested By:
Address 1:	39 SEA BREEZE LN	Date Completed:	11/19/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	STATEN ISLAND, NY	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per NYC Department of Zoning there are No Open Code Violation case on this property.

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

PERMITS Per NYC Department of Building there is an Expired permit on this property.

1. Permit #: 5P0004553-01-
Permit Type: ADMINISTRATIVE PERMIT

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

SPECIAL ASSESSMENTS Per NYC Department of Finance there are No Special Assessments/liens on the property.

Collector: NYC Department of Finance
Payable Address: 14406 94th Ave, Jamaica, NY 11435
Business: (718) 298-7500

DEMOLITION NO

UTILITIES Water and Sewer
MASTER METER 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

39 SEA BREEZE LANE

Borough: STATEN ISLAND

Block: 7860 Lot: 31

Property Owner(s)

RONALD GIAMMARINO

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	39 SEA BREEZE LANE, 10307
Tax Class	1
Building Class	A5 - ONE FAMILY ATTACHED OR SEMI - DETACHED
Condo Development	
Condo Suffix	

Notes

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

Building Class	A5 - ONE FAMILY ATTACHED OR SEMI - DETACHED
Tax Class	1
Unused SCRIE Credit	
Unused DRIE Credit	
Refund Available	
Overpayment amount	

Account History Summary

Year	Period	Charge Type	Original Due Date	Interest Begin/Process Date	Charge	Paid	Balance
2025	4	TAX	04/01/2025		969.51		969.51
2025	3	TAX	01/01/2025		969.51		969.51
2025	2	TAX	10/01/2024		969.51	-969.51	0.00
2025	1	TAX	07/01/2024		969.51	-969.51	0.00
2024	4	TAX	04/01/2024		904.46	-904.46	0.00
2024	3	TAX	01/01/2024		904.46	-904.46	0.00
2024	2	TAX	10/01/2023		924.88	-924.88	0.00
2024	1	TAX	07/01/2023		924.88	-924.88	0.00
2023	4	TAX	04/01/2023		940.64	-940.64	0.00
2023	3	TAX	01/01/2023		940.64	-940.64	0.00
2023	2	TAX	10/01/2022		909.12	-909.12	0.00
2023	1	TAX	07/01/2022		909.12	-909.12	0.00
2022	4	TAX	04/01/2022		828.60	-828.60	0.00
2022	3	TAX	01/01/2022		828.60	-828.60	0.00
2022	2	TAX	10/01/2021		923.56	-923.56	0.00
2022	1	TAX	07/01/2021		923.56	-923.56	0.00
2021	4	TAX	04/01/2021		866.22	-866.22	0.00
2021	3	TAX	01/01/2021		866.22	-866.22	0.00
2021	2	TAX	10/01/2020		876.32	-876.32	0.00
2021	1	TAX	07/01/2020		876.32	-876.32	0.00
2020	4	TAX	04/01/2020		861.43	-861.43	0.00
2020	3	TAX	01/01/2020		861.43	-861.43	0.00
2020	2	TAX	10/01/2019		841.47	-841.47	0.00
2020	1	TAX	07/01/2019		841.47	-841.47	0.00

Account History Details

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

Notes

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

Building Class	A5 - ONE FAMILY ATTACHED OR SEMI - DETACHED
----------------	---

Tax Class
 Unused SCRIE Credit
 Unused DRIE Credit
 Refund Available
 Overpayment amount

Account History Details

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
									Total Due		1,939.02
2025	4	TAX		04/01/2025	04/01/2025	<u>TAX</u>	ORG			06/01/2024	969.51
								Balance			969.51
2025	3	TAX		01/01/2025	01/01/2025	<u>TAX</u>	ORG			06/01/2024	969.51
								Balance			969.51
2025	2	TAX		10/01/2024	10/01/2024	<u>TAX</u>	ORG			06/01/2024	969.51
						<u>CHG</u>	PAY		157125479	10/01/2024	-969.51
								Balance			0.00
2025	1	TAX		07/01/2024	07/01/2024	<u>TAX</u>	ORG			06/01/2024	969.51
						<u>CHG</u>	PAY		155460690	07/01/2024	-969.51
								Balance			0.00
								Balance for year	2025		1,939.02
2024	4	TAX		04/01/2024	04/01/2024	<u>TAX</u>	ORG			06/03/2023	924.88
						<u>TAX</u>	ADJ	MID YEAR RATE CHANGE		01/01/2024	-20.42
						<u>CHG</u>	PAY		154071740	04/01/2024	-904.46
								Balance			0.00
2024	3	TAX		01/01/2024	01/01/2024	<u>TAX</u>	ORG			06/03/2023	924.88
						<u>TAX</u>	ADJ	MID YEAR RATE CHANGE		01/01/2024	-20.42
						<u>CHG</u>	PAY		153102641	01/01/2024	-904.46
								Balance			0.00
2024	2	TAX		10/01/2023	10/01/2023	<u>TAX</u>	ORG			06/03/2023	924.88
						<u>CHG</u>	PAY		151484258	10/01/2023	-924.88
								Balance			0.00
2024	1	TAX		07/01/2023	07/01/2023	<u>TAX</u>	ORG			06/03/2023	924.88
						<u>CHG</u>	PAY		150420255	07/01/2023	-924.88
								Balance			0.00
								Balance for year	2024		0.00
2023	4	TAX		04/01/2023	04/01/2023	<u>TAX</u>	ORG			06/04/2022	909.12
						<u>TAX</u>	ADJ	MID YR RATE CHG		01/01/2023	31.52
						<u>CHG</u>	PAY		149096661	04/01/2023	-940.64
								Balance			0.00
2023	3	TAX		01/01/2023	01/01/2023	<u>TAX</u>	ORG			06/04/2022	909.12
						<u>TAX</u>	ADJ	MID YR RATE CHG		01/01/2023	31.52
						<u>CHG</u>	PAY		147918067	01/01/2023	-940.64

								Balance			0.00
2023	2	TAX	10/01/2022	10/01/2022							
					<u>TAX</u>	ORG				06/04/2022	909.12
					<u>CHG</u>	PAY		146905675		10/01/2022	-909.12
								Balance			0.00
2023	1	TAX	07/01/2022	07/01/2022							
					<u>TAX</u>	ORG				06/04/2022	909.12
					<u>CHG</u>	PAY		145511025		07/01/2022	-909.12
								Balance			0.00
								Balance for year	2023		0.00
2022	4	TAX	04/01/2022	04/01/2022							
					<u>TAX</u>	ORG				06/05/2021	923.56
					<u>TAX</u>	ADJ	MID YR RATE CHG			01/01/2022	-94.96
					<u>CHG</u>	PAY		144349234		04/01/2022	-828.60
								Balance			0.00
2022	3	TAX	01/01/2022	01/01/2022							
					<u>TAX</u>	ORG				06/05/2021	923.56
					<u>TAX</u>	ADJ	MID YR RATE CHG			01/01/2022	-94.96
					<u>CHG</u>	PAY		143211086		01/01/2022	-828.60
								Balance			0.00
2022	2	TAX	10/01/2021	10/01/2021							
					<u>TAX</u>	ORG				06/05/2021	923.56
					<u>CHG</u>	PAY		142384127		10/01/2021	923.56
					<u>CHG</u>	PAY		142384127		10/01/2021	-923.56
					<u>CHG</u>	PAY		142384127		10/01/2021	-923.56
								Balance			0.00
2022	1	TAX	07/01/2021	07/01/2021							
					<u>TAX</u>	ORG				06/05/2021	923.56
					<u>CHG</u>	PAY		141316020		07/01/2021	923.56
					<u>CHG</u>	PAY		141316020		07/01/2021	-923.56
					<u>CHG</u>	PAY		141316020		07/01/2021	-923.56
								Balance			0.00
								Balance for year	2022		0.00
2021	4	TAX	04/01/2021	04/01/2021							
					<u>TAX</u>	ORG				06/06/2020	876.32
					<u>TAX</u>	ADJ	MID YEAR RATE CHANGE			01/01/2021	-10.10
					<u>CHG</u>	PAY		140054828		04/01/2021	-866.22
								Balance			0.00
2021	3	TAX	01/01/2021	01/01/2021							
					<u>TAX</u>	ORG				06/06/2020	876.32
					<u>TAX</u>	ADJ	MID YEAR RATE CHANGE			01/01/2021	-10.10
					<u>CHG</u>	PAY		139345179		01/01/2021	-866.22
								Balance			0.00
2021	2	TAX	10/01/2020	10/01/2020							
					<u>TAX</u>	ORG				06/06/2020	876.32
					<u>CHG</u>	PAY		138123128		10/01/2020	876.32
					<u>CHG</u>	PAY		138123128		10/01/2020	-876.32
					<u>CHG</u>	PAY		138123128		10/01/2020	-876.32
								Balance			0.00
2021	1	TAX	07/01/2020	07/01/2020							
					<u>TAX</u>	ORG				06/06/2020	876.32
					<u>CHG</u>	PAY		137356863		07/01/2020	876.32
					<u>CHG</u>	PAY		137356863		07/01/2020	-876.32

						<u>CHG</u>	PAY		137356863	07/01/2020	-876.32		
								Balance					0.00
								Balance for year	2021				0.00
2020	4	TAX	04/01/2020	04/01/2020									
						<u>TAX</u>	ORG			06/01/2019	841.47		
						<u>TAX</u>	ADJ	MID YEAR TAX CHG		01/01/2020	19.96		
						<u>CHG</u>	PAY		135709733	04/01/2020	-861.43		
								Balance					0.00
2020	3	TAX	01/01/2020	01/01/2020									
						<u>TAX</u>	ORG			06/01/2019	841.47		
						<u>TAX</u>	ADJ	MID YEAR TAX CHG		01/01/2020	19.96		
						<u>CHG</u>	PAY		134618838	01/01/2020	-861.43		
								Balance					0.00
2020	2	TAX	10/01/2019	10/01/2019									
						<u>TAX</u>	ORG			06/01/2019	841.47		
						<u>CHG</u>	PAY		133579574	10/01/2019	-841.47		
								Balance					0.00
2020	1	TAX	07/01/2019	07/01/2019									
						<u>TAX</u>	ORG			06/01/2019	841.47		
						<u>CHG</u>	PAY		132545143	07/01/2019	-841.47		
								Balance					0.00
								Balance for year	2020				0.00

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 <https://www.nyc.gov/site/taxcommission/>.

Notices of Property Value

	2024 - 2025	January 15, 2024
	2023 - 2024	January 15, 2023
	2022 - 2023	January 15, 2022
	2021 - 2022	January 15, 2021
	2020 - 2021	January 15, 2020
	2019 - 2020	January 15, 2019
	2018 - 2019	January 15, 2018
	2017 - 2018	January 15, 2017
	2016 - 2017	January 15, 2016
	2015 - 2016	January 15, 2015
	2014 - 2015	January 15, 2014
Revised	2013 - 2014	May 31, 2013
	2013 - 2014	January 15, 2013
	2012 - 2013	January 15, 2012
	2011 - 2012	January 15, 2011
	2010 - 2011	January 15, 2010

Property Tax Bills

2024-2025	Q3: November 16, 2024
-----------	---------------------------------------

NYC Department of Buildings
Property Profile Overview

39 SEA BREEZE LANE		STATEN ISLAND 10307	BIN# 5094631
SEA BREEZE LANE	39 - 39	Health Area : 800	Tax Block : 7860
		Census Tract : 244.02	Tax Lot : 31
		Community Board : 503	Condo : NO
		Buildings on Lot : 1	Vacant : NO

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

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

Cross Street(s):	SURFSIDE PLAZA		
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:	NONE		
Additional Designation(s):	MS4 - MS4 AREA		
HPD Multiple Dwelling:	No		

Special District: SRD - SOUTH RICHMOND DEVELOPMENT

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	Yes	
Freshwater Wetlands Map Check:	Yes	Click here for more information
Coastal Erosion Hazard Area Map Check:	Yes	
Special Flood Hazard Area Check:	Yes	

Department of Finance Building Classification: A5-1 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	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
Actions	2		Marquee Annual Permits

OR Enter Action Type:

OR Select from List:

AND

- [Boiler Records](#)
- [DEP Boiler Information](#)
- [Crane Information](#)
- [After Hours Variance Permits](#)

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

Page: 1 of 1

Premises: 39 SEA BREEZE LANE STATEN ISLAND				BIN: 5094631 Block: 7860 Lot: 31		
NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
5P0004553-01-		01	10/21/1992	10/21/1993	ISSUED	NAGEL STEPHEN

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.

NYC Department of Buildings

Work Permit Data

Premises: 39 SEA BREEZE LANE STATEN ISLAND

Filed At: 39 SEA BREEZE LANE STATEN ISLAND

BIN: [5094631](#) Block: 7860 Lot: 31

Job Type: PN - PRE-BIS NEW BUILDING

[Documents Collected](#) | [C/O Application Summary](#)

Job No: 5P0004553	App No.: NB1426/86	Fee: STANDARD
Permit No: 5P0004553	Issued: 10/21/1992	Expires: 10/21/1993
Seq. No.: 01	Filing Date: 10/21/1992 INITIAL	Status: ISSUED
Work:	Proposed Job Start: 10/21/1992	Work Approved: 12/16/1987

ADMINISTRATIVE PERMIT TO OBTAIN CERTIFICATE OF OCCUPANCY ONLY.

39 & 41 SEA BREEZE LANE

Zoning: R3-2,,	Special District: N/A	
Total Floor Area: 1,857	No. Dwellings: 2	
Use: J-3 - RESIDENTIAL 1-2 FAMILY HOUSES	Landmark: NO	Stories: 2

Issued to: STEPHEN L NAGEL**Business:** VINEIL CONST. CORP.

4 SEA CREST LANE SI NY 10307

License No:**Phone:** 718-966-5223

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.