



Property Information		Request Information		Update Information
File#:	BS-X01798-5453788152	Requested Date:	11/22/2024	Update Requested:
Owner:	ROSHEN KURIAKOSE	Branch:		Requested By:
Address 1:	48 KLEIN AVENUE	Date Completed:	01/08/2025	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 is an Open Code Violation case on this property.  Violation Type: Storage shed under deck  Collector : Town of Clarkstown Payable Address : 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 Address : 10 Maple Ave. New City NY 10956 Business#: (845) 639-2000
SPECIAL ASSESSMENTS	Per Town of Clarkstown Finance Department there are no Special Assessments/liens on the property.  Collector : Town of Clarkstown Payable Address : 10 Maple Ave. New City NY 10956 Business#: (845) 639-2000
DEMOLITION	NO



UTILITIES

Water  
Account #: NA  
Payment Status: NA  
Status: Pvt & Non-Lienable  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector : Veolia Water  
Payable Address : 162 Old Mill Rd, West Nyack, NY 10994  
Business#:877-426-8969

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

Sewer  
Account #: NA  
Payment Status: NA  
Status: Pvt & Non-Lienable  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector : Town of Clarkstown  
Payable Address : 10 Maple Ave. New City NY 10956  
Business#: (845) 639-2000

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

GARBAGE:  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

48 Klein Avenue, West Nyack, NY 10994

Address, neighborhood, city, or ZIP code

by Parcel ID

Search Sea

Find Comps

Build List

General

Owner

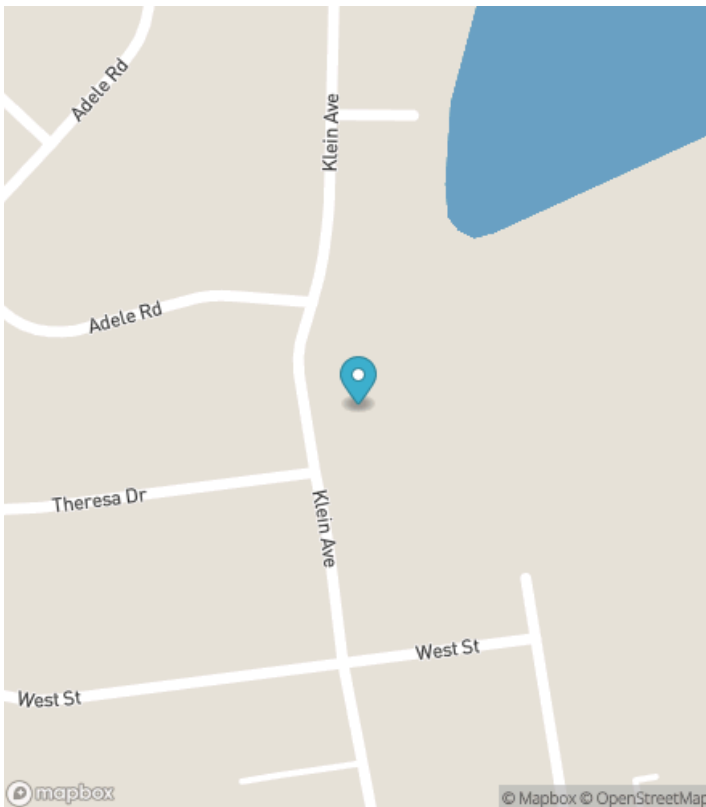
Documents

Tax

Neighborhood



Commercial Real Estate nearby



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Real Estate Reports:



Eliza Theiss, Dec 11, 2024

Meeting Rooms to Living Rooms: How Feasible Are Office-to-Residential Conversions in NYC?

Central Midtown, the Garment District and NoMad dominate NYC's office conversion landscape, holding 30M of the city's 85M sq. ft. of prime convertible office space.



Eliza Theiss, Nov 12, 2024

Looking Into Office Conversions? Get Instant Insights with the Conversion Feasibility Index on PropertyShark

See the conversion potential of NYC office buildings with the proprietary Conversion Feasibility Index and make data-driven investment decisions.

Address

Primary address 48 Klein Avenue, West Nyack, NY 10994, County Rockland

Sales & Tax Overview For 48 Klein Avenue, West Nyack

View detailed information on past sales, title documents and property taxes, including the assessed market value, in their dedicated tabs.

Sale date 07/17/2023, Property tax \$3,000

Research 100M+ property records powered by:

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80 dedicated analysts and researchers
20+ years of real estate experience

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# 48 Klein Avenue, West Nyack, NY 10994

## Information For 48 Klein Avenue, West Nyack

Building sqft Building style  
 Building Condition  
 class Basement type  
 Exterior wal  
 Acreage material  
 Lot Heat  
 dimensions  
 Frontage Fuel  
 Depth Central air  
 Year built conditioning  
 Stories First story  
 Bathrooms sqft  
 Half  
 bathrooms  
 Kitchen **1**  
 Water **Comm/public**  
 supply  
 Sewer type **Comm/public**

## Zoning, Use & Area Overview

View more [neighborhood information](#) such as transportation, nearby schools and risk designations in the dedicated tab.

Zoning   
 district  
 School **Clarkstown**  
 district  
 School **392001**  
 district

 **42** /100

Car-Dependent  
Walk Score

 **0** /100  
Transit Score


 **38** /100

Somewhat Bikeable  
Bike Score

## Other Property Data For 48 Klein

[Skip to main content](#)

## Nyack

 ty reports include comprehensive

# 48 Klein Avenue, West Nyack, NY 10994

access valuable data points such as:

- Improvement for **48 Klein Avenue, West Nyack**, including their type, square footage, grade and when they were built.

Unlock all property data with a free account

[Sign up](#)

- Development maps** such as planimetric, zoning, land use and urban landscape maps (building age and stories).

## About 48 Klein Avenue, West Nyack


### What is the year built & the total sq. ft. for 48 Klein Avenue, West Nyack, NY 10994?

48 Klein Avenue, West Nyack, NY 10994 was built in 1971 and has a total of 1,939 square feet.

### What is the assessed value of 48 Klein Avenue, West Nyack, NY 10994 and the property tax paid?

Assessed at \$122,100, the tax amount paid for 48 Klein Avenue, West Nyack, NY 10994 is \$3,117.

[Skip to main content](#)

 was 48 Klein Avenue, West Nyack, NY

## 48 Klein Avenue, West Nyack, NY 10994

\$413,000.

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### Customer Service

[\(718\) 715-1758](tel:(718)715-1758) [✉ Contact us](#)





BUILDING DEPARTMENT • TOWN OF CLARKSTOWN  
New City, N.Y. 10956

CERTIFICATE OF OCCUPANCY  
AND OR USE

BUILDING ZONE ORDINANCE

SEWAGE DISPOSAL ORDINANCE  NA

TO: Bardonia Associates, Inc.

17 Bardonia Road Bardonia, New York

owner of premises as described on the attached plot plan, or survey where required and as approved by the Building Inspector.

THIS CERTIFIES that the NEW, ~~EXISTING, ALTERED, CORRECTED~~ BUILDING and or Disposal System situate on the premises described has been completed and conforms substantially to the approved plans as per Building Permit No. 71-1083, Septic No. NA and the requirements of the Applicable Ordinances of the Town of Clarkstown, and PERMISSION is hereby granted for its occupancy and or use for the purpose specified below:

ZONE: R-15

SUBDIVISION: ----

PERMITTED USE: 1-family residence with a garage.

MAP: 89

BLOCK: C

LOT: 2.05

The following estimated tentative assessment will appear for the premises, as improved, on the next Clarkstown Tax Roll.

LAND: NA TOTAL NA

DATED: March 22, 1972.

*[Signature]*  
Building Inspector

TOWN OF CLARKSTOWN  
NEW CITY, NEW YORK 10956

**CERTIFICATE OF OCCUPANCY  
and or USE**

TO: PETER AND MARSHA M. BAUMANN  
48 KLEIN AVENUE, WEST NYACK, N. Y. 10994 owner of premises

located at: SAME AS ABOVE

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:

RAISED DECK

Building Permit No. 88-928

Zone R-15

Tax Map No. 89-C-2.5

Date: July 22, 1988 (ma)

  
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 106-30 H (6) of the Town Code.

Rev. 1/85



X

**TOWN OF CLARKSTOWN  
BUILDING DEPARTMENT  
10 MAPLE AVENUE, NEW CITY, NY 10956**

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**CERTIFICATE OF OCCUPANCY  
COMPLETION And or USE**

**TO:** ROSHEN KURIAKOSE  
48 KLEIN AVENUE, WEST NYACK, N. Y. 10989 **owner of premises**

**located at:** SAME AS ABOVE

**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 purposes:**

INTERIOR REPAIRS AND RENOVATIONS DUE TO FLOOD

**Special Conditions:** \_\_\_\_\_

**Building Permit No.** 12-56

**Zone** R-15

**Permit Issued Date:** 1/25/12

**Use and Occupancy** SINGLE FAMILY DWELLING

**Section Block Lot** 59.17-1-6

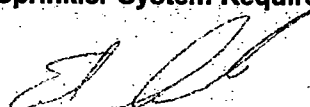
**Construction Type** N/A

**Remapped SBL** 89C2.5

**Assembly Occupant Load** N/A

**Sprinkler System Required** Yes  No

**Date:** NOVEMBER 29, 2016 (MA)

  
\_\_\_\_\_  
**Building Inspector**

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**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.**

X

**TOWN OF CLARKSTOWN  
BUILDING DEPARTMENT  
10 MAPLE AVENUE, NEW CITY, NY 10956**

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**CERTIFICATE OF OCCUPANCY  
COMPLETION And or USE**

**TO:** SAJI KURIAKOSE  
48 KLEIN AVENUE, WEST NYACK, N.Y. 10994 owner of premises

**located at:** SAME AS ABOVE

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**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 purposes:**

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ROOFTOP SOLAR PHOTOVOLTAIC ARRAY - 12.22 KW      41 PANELS

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**Special Conditions:** \_\_\_\_\_

**Building Permit No.** 16-1437

**Zone** R-15

**Permit Issued Date:** 11/15/16

**Use and Occupancy** V-B SINGLE FAMILY DWLG.

**Section Block Lot** 59.17-1-6

**Construction Type** V-B

**Remapped SBL** 89C2.5

**Assembly Occupant Load** N/A

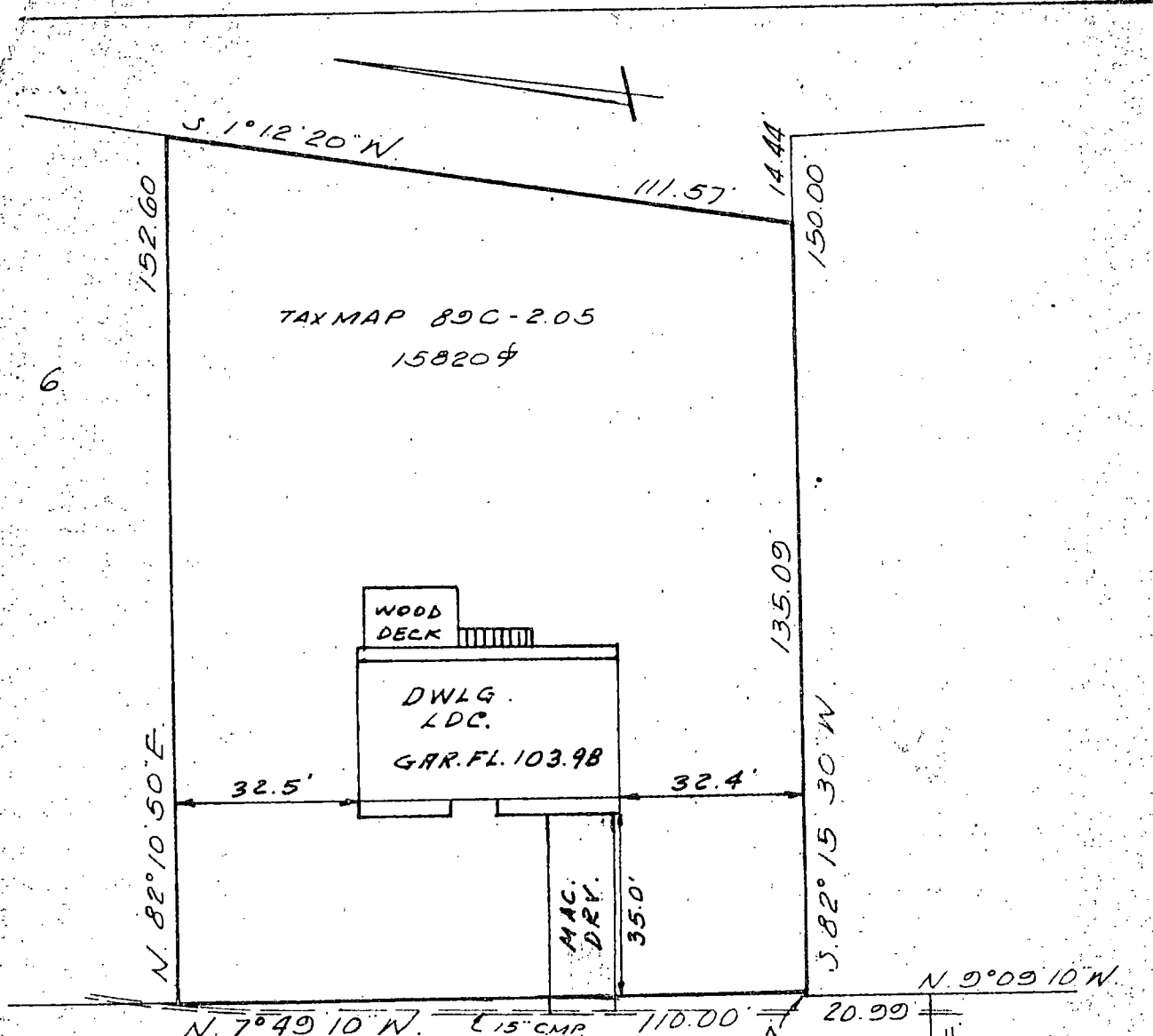
**Sprinkler System Required** Yes  No

**Date:** JULY 25, 2017 (MA)

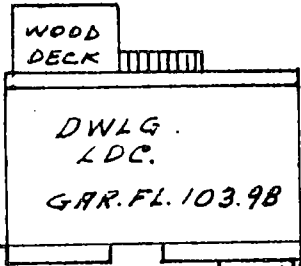
  
\_\_\_\_\_  
**Building Inspector**

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**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.**



TAX MAP 890-2.05  
158204



KLEIN AVE.

50.02  
MON. N. 82° 10' 50\"/>

THERESA DR.

SURVEY OF PROPERTY FOR  
**BARDONIA ASSOCIATES**  
TOWN OF CLARKSTOWN, ROCKLAND CTY., N.Y.  
SEPT. 9, 1971 SCALE 1"=30'

REF: LOT 5, CLEARWATER EST. FILED  
IN THE ROCKLAND CTY. CLERK'S  
OFFICE IN BK 64, PG. 55, AS #2995

CERTIFIED TO: EMPIRE STATE FEDERAL SAV. & LOAN  
ASSOCIATION AND HOME TITLE  
DIVISION, CHICAGO TITLE INSURANCE  
COMPANY TO BE CORRECT AND  
ACCURATE. ATZL SCATASSA & BUSCH  
ENGINEERS/SURVEYORS  
NANUET, N.Y. / GOSHEN, N.Y.


FINAL LOC. 11-19-71  
DWLG. LOC. (UNDER CONST.) 11-12-71  
Vittorio Scatassa  
VITTORIO SCATASSA, P.L.S. 41553

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**Foil 847**

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From Eileen O'Connell <e.oconnell@clarkstown.gov>

 1 attachment (350 KB)

CO's 48 Klein Ave.pdf;

You don't often get email from e.oconnell@clarkstown.gov. [Learn why this is important](#)

Co's 48 Klein Ave

11-17-23 A violation was noted the storage shed under deck does not meet the 15' separation form dwelling.

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