



## Property Information

## Request Information

## Update Information

File#:	BS-X01798-7018291240	Requested Date:	11/22/2024	Update Requested:
Owner:	CHRISTOPHER CATANIA	Branch:		Requested By:
Address 1:	104 ALMA AVENUE	Date Completed:	12/06/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SELDEN, NY	# of Parcel(s):	1	

## Notes

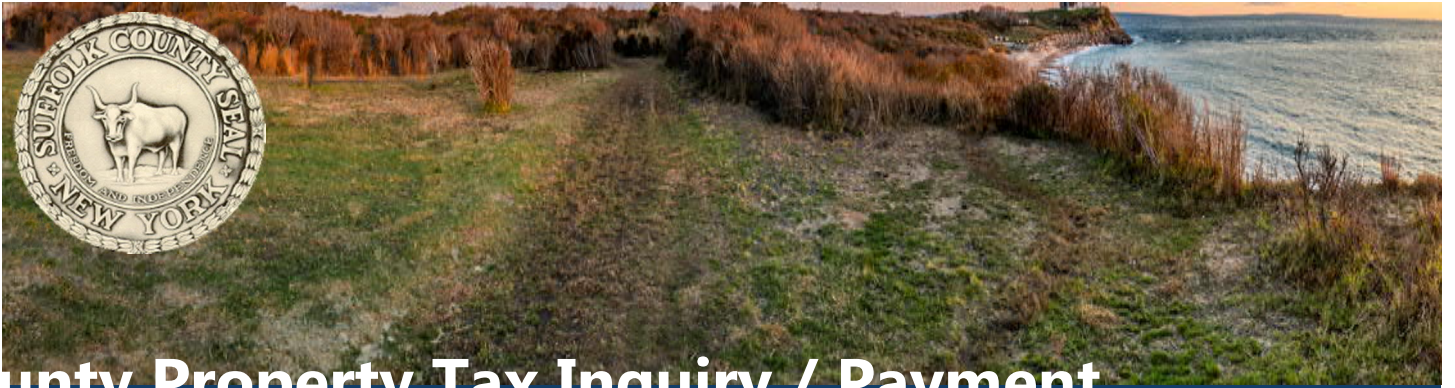
**CODE VIOLATIONS** Per Town of Brookhaven Department of Zoning there are no Open Code Violation case on this property.  
Collector: Town of Brookhaven  
Payable: 1 Independence Hill, Farmingville, NY 11738  
Business# 631-451-6333

**PERMITS** Per Town of Brookhaven Department of Building there are no Open/Pending/Expired permit on this property.  
Collector: Town of Brookhaven  
Payable: 1 Independence Hill, Farmingville, NY 11738  
Business# 631-451-6333

**SPECIAL ASSESSMENTS** Per Town of Brookhaven Department of Finance there are no Special Assessments/liens on the property.  
Collector: Town of Brookhaven  
Payable: 1 Independence Hill, Farmingville, NY 11738  
Business# 631-451-6333

**DEMOLITION** NO

**UTILITIES**  
Water  
Account#: 3000263281  
Payment Status: Paid  
Status: PVT-Lienable  
Amount: \$0.00  
Good Thru: NA  
Account Active: Active  
Collector: Suffolk county water authority  
Payable: 4060 Sunrise Highway Oakdale, NY 11769  
Business# (631) 698-9500  
  
Sewer:  
The house is on a community sewer. All houses go to the shared septic system.  
  
GARBAGE:  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.



# County Property Tax Inquiry / Payment

## Property Look-up

### Property Detail

<b>Parcel ID</b>	02000000000057156600000
<b>Alternate Parcel ID</b>	02004460003000150000000
<b>Location</b>	104 ALMA AVE
<b>Owner as of January 1</b>	CATANIA CHRISTOPHER & MICHELE
<b>Customer ID</b>	7794298
<b>Jurisdiction</b>	BROOKHAV
<b>Acres</b>	0.180
<b><a href="#">Assessed Value</a></b>	\$1,950.00
<b>Exemptions Value</b>	\$400.00
<b><a href="#">2023 Charges</a></b>	\$7,608.54

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Not Valid Without Building Department

TOWN OF BROOKHAVEN  
BUILDING DEPARTMENT

Certificate of Occupancy

BUILDING, PLUMBING, ELECTRICAL CODE, ORDINANCE No. 29  
ARTICLE 1, SECTION 8.  
BUILDING ZONE ORDINANCE No. 15—ARTICLE XIV, SECTION 1404

No. 20522 Date 11 Sept, 1958

Permit No. 4444  
SEIDAN PLUMBING CORP  
SEIDAN NY

This is to certify that the  
New  : Altered  Building  
Located 15 ALMA RD NO 210  
LINDEN RD  
SEIDAN NY

has been COMPLETED substantially according to the approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the OCCUPANCY of building for the following purposes:

This certificate supercedes all previously issued certificates.

USE  
1 Family P. DWG  
15 x 23 ft  
PLUMB & HEAT

No. of Buildings ONE  
Work Completed SEPT. 1958  
Per Emil E. Lange  
EMIL E. LANGE, Building Inspector

Form #107

Convenience Copy Do Not Rescan

446.00 - 03.00 - 015.000

No. 104 N S E W side Alma Ave Village Selden

Distance 100' N S E W of Linwood St

Map Highland Park Plate 38 Section 591-593 Lot

Applicant Metropolitan Title Guaranty Co

No. & St. One Old Country Rd Telephone

City or Village Carle Place State N.Y.

Use 1 1/2 sty-1 fam res app 45.3 x 41.4 irr incl Size

garage Est. Value

Permit No. Existing Use Fee 2280 Date 7-24-72

Certificate of Occupancy No. Date

Remarks

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001816

446-3-15

No. 1 N S E W side Alma Ave Village Selden

Distance 100 N S E W of Linwood Street

Map \_\_\_\_\_ Section \_\_\_\_\_ Lot 591-593

Applicant Selden Plots Corp

No. & St. \_\_\_\_\_ Telephone \_\_\_\_\_

City or Village Selden State NY

Use one family frame dwelling 45 x 23.4 Size \_\_\_\_\_

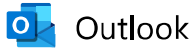
Est. Value \_\_\_\_\_

Permit No. 2222 Fee \_\_\_\_\_ Date \_\_\_\_\_

Certificate of Occupancy No. 20522 Date Sept 11, 1958

Remarks \_\_\_\_\_

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6-82 25M (use other side for additional information) 001810



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**Brookhaven Town FOIL Request: FOIL ID 24-24471**

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**From** Foil-Building <Foil-Building@brookhavenny.gov>

**Date** Tue 26/11/2024 00:26

**To** Evan Foster <Evan.foster@proplogix.com>

 5 attachments (1 MB)

2850652.pdf; 4726988.pdf; 2708400.pdf; 2726390.pdf; 4726985.pdf;

Please see attached. No open or expired permits on file. No records for demolition.

Town of Brookhaven Building Department  
Research Division  
1 Independence Hill  
Farmingville, NY 11738  
631-451-6333

Evan Foster

BLD: 104 ALMA AVENUE, SELDEN, NY11784 - 2000000000057150000000 - Hello, We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest. Please advise if the above address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently. Also advise if there are any Code Violation or fines due that needs attention currently. Any unrecorded liens/fines/special assessments due.



Outlook

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**FOIL 24-24472**

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**From** foil <foil@brookhavenny.gov>  
**Date** Tue 26/11/2024 00:39  
**To** Evan Foster <Evan.foster@proplogix.com>

There are no known Law Department, Building Department or Housing violations for this parcel. Should you require a Department of Recycling and Sustainable Materials Management violation search, please contact 631-451-6222.

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**From:** Evan.foster@proplogix.com <Evan.foster@proplogix.com>  
**Sent:** Sunday, November 24, 2024 11:31 AM  
**To:** foil <foil@brookhavenny.gov>  
**Subject:** VIOLATIONS: Online Foil Submission Evan Foster

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**FOIL ID:** 24-24472

**Applicant First Name:** Evan

**Applicant Last Name:** Foster

**Applicant Address:** 5901 N Honore Ave Suite 200

**Applicant Telephone Number:** 941-444-7142

**Applicant E-mail Address:** Evan.foster@proplogix.com

**Name of Business:** Stellar Innovation

**Name of Client Represented:**

**SCTM of Record(s) Being Sought:** 2000000000057150000000

**Address of Record(s) Being Sought:** 104 ALMA AVENUE, SELDEN, NY11784

**Desired Records Sought:** Hello, We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest. Please advise if the above address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently. Also advise if there are any Code Violation or fines due that needs attention currently. Any unrecorded liens/fines/special assessments due.

# Certificate of Existing Use

\$10.00

Fee \_\_\_\_\_ Date 7-24-72

**No 2280**

Pursuant to the provisions of Section 65-b of the Public Officer's Law and in accordance with Disposition Number 5701, the disposal of the following records prior to June 30, 1959 has been authorized by the New York State Commissioner of Education.

- List No. 119-LP-1 Item 6 copy of certificate of occupancy
- List No. 119-LP-1 Item 8 copy of building/zoning permit
- List No. 119-LP-1 Item 8 application for building/zoning permit

Metropolitan Title Guaranty Co

Applicant \_\_\_\_\_

One Old Country Rd

No. & St. \_\_\_\_\_

Carle Place

Village or City \_\_\_\_\_ State N.Y. 11514

This certifies that a search of the Building Department records indicates no application, permit or certificate of occupancy on file prior to the authorized record disposal date of June 30, 1959 and

1 1/2 sty-1 fam res app 45.3 x 41.4 irr

that the \_\_\_\_\_

incl garage

Located at No. 104 N S E W side Alma Ave

Distance 100' N S E W of Linwood St

Village Selden State of New York

Map Highland Park Plate 38 591-593  
Section \_\_\_\_\_ Lot \_\_\_\_\_

is presumed to conform substantially with all applicable laws, if any, prior to June 30, 1959, and permission is hereby given for use or occupancy.

Article 15 of the Executive Law of the State of New York, Section 296-5 (A) (1) prohibits discrimination in the sale, rental or lease of housing accommodations, because of race, creed, color or national origin.

Chief Building Inspector

This certificate is null and void if building, structure or use is altered or used for any purpose other than which it is certified.

Convenience Copy Do Not Rescan



Town of Brookhaven



BUILDING DEPARTMENT
20 MEDFORD AVENUE - PATCHOGUE, LONG ISLAND, NEW YORK, 11772

ALBERT CARNES
CHIEF BUILDING INSPECTOR

GRover 5-5500

Date 7-24-72

Metropolitan Title Guaranty Co

RE: Title No S 110 787

One Old Country Rd

Carle Place, N.Y. 11514

In reference to (XXXXXXXXXX- letter) communication dated 7-14-72 relative to a (Building Permit - Certificate) please be advised as follows:

- ( ) Insufficient or incorrect information submitted. Resubmit correct name of applicant, year and location when application was filed for a building permit and copy of survey.
( ) Incorrect fee in amount of \$ received and being returned herewith. Upon receipt of correct fee in amount of \$ a (Renewal Building Permit - Certificate) will be issued.
(XXX) Receipt No. 5596 is enclosed.
( ) Renewal Building Permit No. is enclosed.
( ) Duplicate Certificate of Occupancy No. is enclosed.
(XX) Certificate of Existing Use No. 2280 is enclosed.

REMARKS:

ALBERT CARNES
Chief Building Inspector

Convenience Copy Do Not Rescan

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Field Inspection Report for obtaining Certificate of Existing Use

An inspection of the premises located at:

No. 104 N (S) E W side Alma Ave distance 100'

N S E (W) of Lenwood St Village Selden New York

Map Highland Park Section Plate 3 B Lot/s 591-593

has indicated the 1 1/2 sty - 1 fam res app. 45.3 x 41.4

with incl garage -

to be existent and as shown on copy of attached survey.

**Convenience Copy Do Not Rescan**

Date 1/1/24

Inspector J. Santal



**METROPOLITAN TITLE GUARANTY COMPANY**

NORTHEAST REGION EXECUTIVE OFFICES  
ONE OLD COUNTRY ROAD, CARLE PLACE, N. Y. 11514

NASSAU: 516 PI 1-5474  
SUFFOLK 516 BR 3-3333  
N.Y.C. 212 343-4334

Date: July 14, 1972

Town of Brookhaven  
Building Department  
20 Medford Avenue  
Patchogue, New York

RE: Title No. S-110 787

Premises: 104 Alma Ave., Selden, N.Y.  
Lots 591, to 593 Inc. M/O Highland  
Pk. Plate 38 T/O Brookhaven  
C/O Suffolk Fld. 6/12/1906 Map #69

Gentlemen:

We are enclosing herein a check in the sum of \$ 10.00 for certification as to whether a Certificate of Occupancy has been issued for the enclosed described premises. If so, the date thereof and limitations of occupancy.

Very truly yours,

METROPOLITAN TITLE GUARANTY COMPANY

*Justin Winston*  
Justin Winston  
Executive Vice-President and Counsel

By *E. Vasirica*

JW: ev

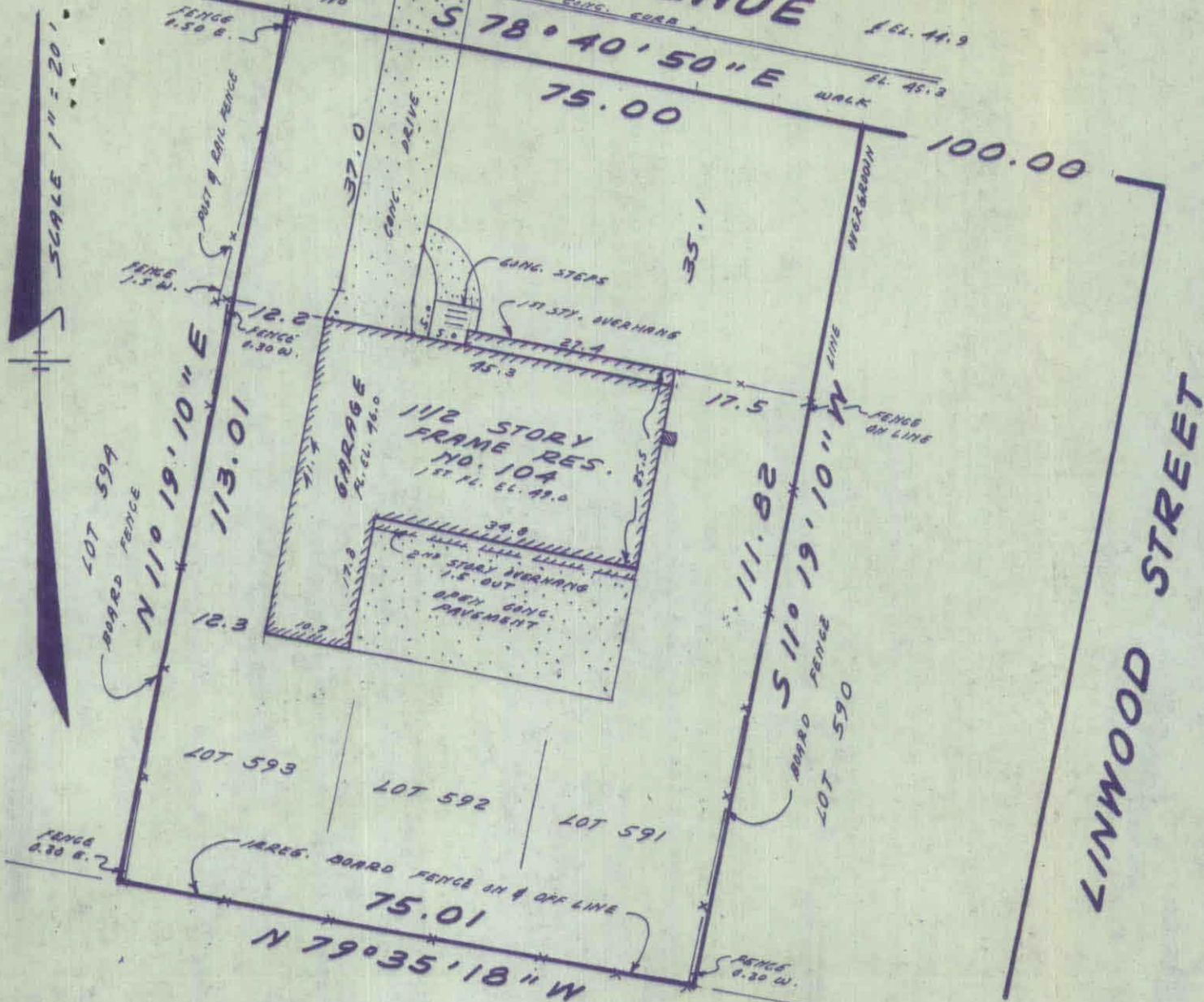


*check 7253*

Convenience Copy a member of  group Do Not Rescan

NOTE: LOT NOS. SHOWN REFER TO MAP OF HIGHLAND PARK, PLATE NO. 38 SUFFOLK COUNTY FILE NO. 69.

# ALMA AVENUE



NOTE: EXISTING GRADE IS LEGAL GRADE  
Elevs. SHOWN ARE REL.  
ROAD IS MAINTAINED BY TOWN OF BROOKHAVEN

B.S.C. NO. 1161

## MAP OF PROPERTY AT SELDEN

SUFFOLK COUNTY, L.I., NEW YORK  
GUARANTEED TO

THE METROPOLITAN TITLE GUARANTY CO.  
THE BROOKHAVEN SERVICING. CORP.

F.H.A.  
FOR

DENNIS J. & ROSEMARY KONRAD



### James E. Williams

NEW YORK STATE LICENSED  
PROFESSIONAL LAND SURVEYOR

189 SEARS ROAD, WEST ISLIP, L.I., N.Y. 11795, BOX 291  
TEL. (516) 669-4952

Date June 23, 1972

# Convenience Copy Do Not Rescan



# Account Balance

Town

SELDEN



Street Name

ALMA AVE



Street Number

104



Search

Clear

Enter Tax Map #: (19 Digits)

Search

Clear

Account  
Number

Account  
Name

Street

Town

Zip

Balance

Tax Map #

3000263281 CATANIA 104  
MICHELE ALMA SELDEN 11784- 0.00 020044600030C  
AVE 1928

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Public Authorities Law Section 1078-f provides that water charges of the Suffolk County Water Authority (SCWA) are a lien on the real property where the water services were provided. Any water charges in arrears for more than 90 days may appear on the next real property tax bill for the property. The above amount represents the unpaid water charges for the identified SCWA account number at the subject premises as of the date of your inquiry. This figure may not include the final bill for water charges for this account. It may take several weeks to generate a final bill when an account is finalized. Therefore, a purchaser of this property should have money held in escrow at closing until the seller provides evidence of a paid final water bill for this account. Following is the billing history over the last year for this account which may be useful in establishing an appropriate escrow amount at closing.

Billing Information:

Bill Date	Bill Amount
09/11/2024	\$197.78
06/10/2024	\$149.67
03/11/2024	\$106.59
12/08/2023	\$143.35

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Result as of: 12/6/2024

**\*Balance may not reflect most recent activity.**

**[Click here for the SCWA Escrow Payment form.](#) This form is to be completed by the party making an escrow payment on the owner's property to Suffolk County Water Authority.**

**For your convenience SCWA offers several bill payment options. Please [click link](#) for the method that most effectively meets your needs.**

4060 Sunrise Highway | Oakdale, NY 11769

Customer Service: [\(631\) 698-9500](tel:6316989500)



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