



## Property Information

## Request Information

## Update Information

File#:	BS-X01817-4390922150	Requested Date:	12/23/2024	Update Requested:
Owner:	HPH CHOSEN, LLC	Branch:		Requested By:
Address 1:	99-45 60TH AVENUE #3G	Date Completed:	01/15/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CORONA, NY	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS** Per NYC Department of Zoning there are Open Code Violation Cases with fees due on this property.

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

Comments: Please refer to the attached documents for more information.

**PERMITS** Per NYC Building Department there are Multiple Open Permits on this property.

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

Comments: Please refer to the attached documents for more information.

**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  
Account:# 7000563778001  
Status - Pvt & Liable  
Amount Due: \$0.00  
Due Date: NA  
Payment Status: Paid  
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




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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](#)

496 MANHATTAN AVENUE

Borough: MANHATTAN  
Block: 1947 Lot: 18

Property Owner(s)

HPH CHOSEN, LLC

Property Data



Tax Year	2024/25
Lot Grouping	
Property Address	496 MANHATTAN AVENUE, 10027
Tax Class	2A
Building Class	C4 - OLD LAW TENEMENT
Condo Development	
Condo Suffix	

Record Navigator

1 of 1

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Actions

-  [Printable Summary](#)
-  [Printable Version](#)

More Info

[FAQ](#)

[2021-2022 Tentative](#)

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[2020-2021 Final](#)

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[2020-2021 Tentative](#)

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[2019-2020 Final](#)

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[Prior Years](#)

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NYC Department of Buildings

**Work Permit Data**

Premises: 99-25 60 AVENUE QUEENS

Filed At: 99-25 60 AVENUE QUEENS

BIN: [4431770](#) Block: 1947 Lot: 18

Job Type: A3 - ALTERATION TYPE 3

**CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED**

Job No: [440145255](#)

Fee: STANDARD

Permit No: 440145255-01-AL

Issued: 05/26/2014

Expires: 03/20/2015

Seq. No.: 01

Filing Date: 05/26/2014 INITIAL

Status: ISSUED

Work:

Proposed Job Start: 05/26/2014

Work Approved: 05/22/2014

ALTERATION TYPE 3 - GEN.CON

REPLACE DETERIORATED WINDW LINTILS,SILLS AND BRICK REPLACEMENT PER PLANS. NO CHANGE OF USES,EGRESS OR OCCUPANCY

Use: J-2 - RESIDENTIAL APT HOUSE

Landmark: NO

Stories: 6

Review is requested under Building Code: Prior-to-1968

Adding more than three stories: No

Removing one or more stories: No

Performing work in 50% or more of the area of the building: No

Demolishing 50% or more of the area of the building: No

Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No

Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: No

Concrete work has been completed: No

Requesting concrete exclusion now: No

Work includes 2,000 cubic yards or more of concrete: No

Issued to: AJAZ B KIANI

GENERAL  
CONTRACTOR - NON- [GC 609091](#)  
REGISTERED:

**Business:** M-METRO CONSTRUCTION INC  
341 STAGG STREET BROOKLYN NY 11206

**Phone:** 718-746-2468

**Filing Representative:** DIN/MO/KHAL CHA/ZIA/KHA  
**Business:** ASHRAF CORPORATION INC  
88-11 ELMHURST AVENUE E7 ELMHURST NY 11373

**Phone:** 917-406-2885

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

**Work Permit Data**

**Premises:** 99-25 60 AVENUE QUEENS

**BIN:** [4431770](#) **Block:** 1947 **Lot:** 18

**Filed At:** 99-25 60 AVENUE QUEENS

**Job Type:** A3 - ALTERATION TYPE 3

**Job No:** [440142668](#)

**Permit No:** 440142668-01-EQ-SH

**Seq. No.:** 01

**Work:**

**Issued:** 06/17/2014

**Filing Date:** 06/17/2014 INITIAL

**Proposed Job Start:** 06/17/2014

**Fee:** STANDARD

**Expires:** 06/17/2015

**Status:** ISSUED

**Work Approved:** 06/15/2014

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SIDEWALK-SHED

PROPOSED INSTALLATION OF HEAVY DUTY SIDEWALK SHED FILED FOR REMEDIAL REPAIRS AS PER PLANS. NO CHANGE IN USE OCCUPANCY OR EGRESS UNDER THIS APPLICATION. LIVE LOAD 300 PER SQUARE FEET. SIDEWALK SHED SHALL COMPLY WITH CHAPTER # 33 OF THE 2008 CODE

**Electrical Application Number for Shed Lighting:**

[A327739](#)

**Use:** RES - RESID. BLDG - OLD CODE

**Landmark:** NO

**Stories:** 6

**Review is requested under Building Code:** 2008

**Issued to:** LAKHWINDER SINGH

**Business:** SHAH BUILDERS INC

8353 251 STREET BELLEROSE NY 11426

**Filing Representative:** D/M/K CHA/ZIA/KHA

**Business:** ASHRAF CORPORATION INC

88-11 ELMHURST AVENUE E 7 ELMHURST NY 113730000

**GENERAL  
CONTRACTOR - NON- [GC 607432](#)  
REGISTERED:**

**Phone:** 917-667-2552

**Phone:** 917-406-2885

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NYC Department of Buildings

**Work Permit Data**

Premises: 99-25 60 AVENUE QUEENS

Filed At: 99-25 60 AVE QUEENS

BIN: [4431770](#) Block: 1947 Lot: 18

Job Type: A3 - ALTERATION TYPE 3

**CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED**

Job No: [420579270](#)

Fee: STANDARD

Permit No: 420579270-01-AL

Issued: 06/11/2012

Expires: 03/05/2013

Seq. No.: 01

Filing Date: 06/11/2012 INITIAL

Status: ISSUED

Work:

Proposed Job Start: 06/11/2012

Work Approved: 06/11/2012

ALTERATION TYPE 3 - FACADE

REPLACE DETERIORATED WINDW LINTILS AND GRINDING AND POINTING AND AS PER PLANS.

NO CHANGE OF USES,EGRESS OR OCCUPANCY.

Use: J-2 - RESIDENTIAL APT HOUSE

Landmark: NO

Stories: 6

Review is requested under Building Code: Prior-to-1968

Adding more than three stories: No

Removing one or more stories: No

Performing work in 50% or more of the area of the building: No

Demolishing 50% or more of the area of the building: No

Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No

Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: No

Concrete work has been completed: No

Issued to: AJAZ B KIANI

GENERAL  
CONTRACTOR - NON- [GC 609091](#)  
REGISTERED:

Business: M-METRO CONSTRUCTION INC  
341 STAGG STREET BROOKLYN NY 11206

Phone: 718-746-2468

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NYC Department of Buildings

**Work Permit Data**

Premises: 99-25 60 AVENUE QUEENS

BIN: [4431770](#) Block: 1947 Lot: 18

Filed At: 99-25 60 AVENUE QUEENS

Job Type: A3 - ALTERATION TYPE 3

Job No: [420578057](#)

Permit No: 420578057-01-EQ-SH

Seq. No.: 01

Work:

Issued: 06/07/2012

Filing Date: 06/07/2012 INITIAL

Proposed Job Start: 06/07/2012

Fee: STANDARD

Expires: 12/05/2012

Status: ISSUED

Work Approved: 06/07/2012

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SIDEWALK-SHED

PROPOSED INSTALLATION OF HEAVY DUTY SIDEWALK SHED FILED FOR REMEDIAL REPAIRS AS PER PLANS. NO CHANGE IN USE OCCUPANCY OR EGRESS UNDER THIS APPLICATION. LIVE LOAD 300 PER SQUARE FEET. SIDEWALK SHED SHALL COMPLY WITH CHAPTER # 33 OF THE 2008 CODE.

Electrical Application Number for Shed Lighting:

[A302658](#)

Use: RES - RESID. BLDG - OLD CODE

Landmark: NO

Stories: 6

Review is requested under Building Code: 2008

Issued to: JAGJIT SINGH

**GENERAL  
CONTRACTOR - NON- [GC 606004](#)  
REGISTERED:**

Business: N & J HOME IMPROVEMNT COR

1416 E 2ND STREET APT 2F BKLYN NY 11230

Phone: 917-324-3442

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NYC Department of Buildings  
**Property Profile Overview**

<b>99-25 60 AVENUE</b>		<b>QUEENS 11368</b>		<b>BIN# 4431770</b>
60 AVENUE	99-25 - 99-25	<b>Health Area</b>	: 1500	<b>Tax Block</b> : 1947
CALLOWAY STREET	59-02 - 59-02	<b>Census Tract</b>	: 437.02	<b>Tax Lot</b> : 18
CALLOWAY STREET	59-30 - 59-30	<b>Community Board</b>	: 404	<b>Condo</b> : NO
		<b><u>Buildings on Lot</u></b>	: <b>4</b>	<b>Vacant</b> : NO

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

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<b>Cross Street(s):</b>	99 STREET, CALLOWAY STREET		
<b>DOB Special Place Name:</b>			
<b>DOB Building Remarks:</b>			
<b>Landmark Status:</b>		<b>Special Status:</b>	N/A
<b>Local Law:</b>	NO	<b>Loft Law:</b>	NO
<b>SRO Restricted:</b>	NO	<b>TA Restricted:</b>	NO
<b>UB Restricted:</b>	NO		
<b>Environmental Restrictions:</b>	N/A	<b>Grandfathered Sign:</b>	NO
<b>Legal Adult Use:</b>	NO	<b>City Owned:</b>	NO
<b>Additional BINs for Building:</b>	NONE		
<b>HPD Multiple Dwelling:</b>	Yes		
<b>Number of Dwelling Units:</b>	75		

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**Special District:** UNKNOWN

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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](#)

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**Department of Finance Building Classification:** D4-ELEVATOR APT

**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.

	<b>Total</b>	<b>Open</b>	
<a href="#"><u>Complaints</u></a>	1	0	<a href="#"><u>Elevator Records</u></a>
<a href="#"><u>Violations-DOB</u></a>	6	0	<a href="#"><u>Electrical Applications</u></a>
<a href="#"><u>Violations-OATH/ECB</u></a>	1	0	<a href="#"><u>Permits In-Process / Issued</u></a>
<a href="#"><u>Jobs/Filings</u></a>	4		<a href="#"><u>Illuminated Signs Annual Permits</u></a>
ARA / LAA Jobs	0		<a href="#"><u>Plumbing Inspections</u></a>
Total Jobs	4		<a href="#"><u>Open Plumbing Jobs / Work Types</u></a>
<a href="#"><u>Actions</u></a>	2		<a href="#"><u>Facades</u></a>
OR Enter Action Type: <input type="text"/>			<a href="#"><u>Marquee Annual Permits</u></a>
OR Select from List: <input type="text" value="Select..."/>			<a href="#"><u>Boiler Records</u></a>
AND <input type="button" value="Show Actions"/>			<a href="#"><u>DEP Boiler Information</u></a>
			<a href="#"><u>Crane Information</u></a>
			<a href="#"><u>After Hours Variance Permits</u></a>

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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## VIEW WATER CHARGES

DEP Water Charges is the fast and convenient way to view your current water and wastewater charges without having to login.

### Account - 7000563778001

[Choose a different account](#)

Below are the account balance details for the selected account

Due balance	<b>\$0.00</b>
Past due balance	<b>\$0.00</b>

Name **SHERWOOD VLGE COOP "C" INC**

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Premises address **99-25 60TH AV BLDG 1, FLUSHING, NY 11368, USA**

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BBL **4-01947-0018**

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# NYC CityPay

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## Search Results (Office of Administrative Trials and Hearings - OATH)

[Edit Search](#) ▼

You might be able to pay a reduced amount to resolve your unpaid OATH ECB judgments. If you have violations that were entered as judgments and you are in default because you did not attend a hearing, you may be able to participate in the [OATH-Adjudicated ECB Judgments Settlement Program](#).

Add selected items to cart

Filter by Keyword:

<input type="checkbox"/> SELECT ALL	TICKET #	RESPONDENT NAME/ OATH ID	ADDRESS	VIOLATION DATE	DESCRIPTION	ISSUING AGENCY	STATUS	TOTAL AMOUNT DUE	
<input type="checkbox"/>	<u>011480043M</u>	ARCO WENTWORTH MGMT	99-25 60 AVENUE, CORONA, NY 11368	2016-09-09T00:00:00.000-04:00	INSPECTION AND TESTING	FDNY	? DOCKETED Settlement Eligible <input type="radio"/> Original <input checked="" type="radio"/> settlement	\$1,372.25	Add to cart
<input type="checkbox"/>	<u>000419044M</u>	ALL AREA REALTY SERV	99-25 60 AVENUE, CORONA, NY 11368	2019-02-19T00:00:00.000-05:00	OPERATING FUEL BURNING EQUIPMENT WITHOUT AN OPERATING CERTIFICATE 1ST	DEP Cmplnce	? DOCKETED	\$1,526.72	Add to cart
<input type="checkbox"/>	<u>000423132Y</u>	ALL AREA REALTY SERV	99-25 60 AVENUE, CORONA, NY 11368	2020-05-21T00:00:00.000-04:00	OPERATING FUEL BURNING EQUIPMENT WITHOUT AN OPERATING CERTIFICATE 1ST	DEP Cmplnce	? DOCKETED	\$1,394.14	Add to cart
<input type="checkbox"/>	<u>046953503L</u>	TORRES FINESTRELLA C	99-30 59 AVENUE, CORONA, NY 11368	2021-01-25T00:00:00.000-05:00	RECYCLABLES PLACED FOR COLLECTION WITH NON-RECYC(9+ DWELLING UNITS)	DSNY Other	? DOCKETED	\$131.04	Add to cart
<input type="checkbox"/>	<u>0801930993</u>	ALL AREA REALTY SERV TORRES FINESTRELLA C	99-30 59 AVENUE, CORONA, NY 11368	2021-01-19T00:00:00.000-05:00	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DOHMH - PCS	? DEFAULTED	\$600.00	Add to cart

Payment Amount: \$0.00

PROCEED TO CHECKOUT

Add selected items to cart.

## Additional Information About FAIRER and Settlement Programs

Violations that have been referred to the New York City Law Department, an NYC Marshal, or the Sheriff for collection are not eligible for the OATH-Adjudicated ECB Judgments Settlement Program. You must agree to the terms and conditions to accept and pay the amount on the eligible violation(s) you select. Please review the terms and conditions [here](#).

## Payment Information

The actual ticket is the official record of what has been charged. The City has tried to give you correct information through these computer screens. However:

Errors are possible.

Updates about recent activity may not have been entered.

The results you get depend on the search words or numbers you used.

If the status of the ticket is "New Issuance" you may be required to attend a hearing on the date, time, and place shown on the ticket. Also, if you think you should not have to pay or believe that you should not be held responsible for a ticket on this list, you may ask for a hearing. Please visit the [Office of Administrative Trials and Hearings](#) website for more information.



The "Total Amount Due" reflects what you currently owe on each ticket. The amount you owe may have increased because you failed to respond to your ticket and a default penalty was imposed. It is also possible that the amount you owe increased because you did not immediately pay the penalty, and judgment interest accrued. Please be advised that interest continues to be added as long as the judgment is not fully paid.

If your violation is blocked from online payment, you will see the following messages

**Sheriff Marshal Block:**The violation has been referred to either the Sheriff's Office or a New York City Marshal for collection. For more information on how to pay your blocked violation, please contact the Department of Finance through our [Customer Service Portal](#).

**DOB Lien Block:**The violation has been converted to a Department of Buildings lien and payment should be made at [Property Tax Site](#)