



Property Information

File#: BS-X01817-9337309256
Owner: MOHAMMED W. HANIFF
Address 1: 175 12 93RD AVE
Address 2:
City, State Zip: JAMAICA, NY

Request Information

Requested Date: 12/23/2024
Branch:
Date Completed: 01/02/2025
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per NYC Department of Zoning there are Open Code Violation cases on this property.

1. Violation#: V 031021C21-00215
Violation Type: CONSTRUCTION
2. Violation#: V 031121CFEU41202PN
Violation Type: CONSTRUCTION

PERMITS Per NYC Building Department there are Expired Permits on this property.

1. Permit#: 402191169-01-PL
Permit Type: ALTERATION
2. Permit#: 402191169-01-AL
Permit Type: ALTERATION

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:# 8000741706001
Status - Pvt & Lienable
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.

Property Owner(s)

MOHAMMED W. HANIFF

Property Data

Tax Year 2024/25
 Lot Grouping
 Property Address 175 -12 93 AVENUE, 11433
 Tax Class 1
 Building Class B3 - TWO FAMILY CONVERTED FROM ONE FAMILY
 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 B3 - TWO FAMILY CONVERTED FROM ONE FAMILY
 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		1,687.04		1,687.04
2025	3	TAX	01/01/2025		1,687.04		1,687.04
2025	2	TAX	10/01/2024		1,687.04	-1,687.04	0.00
2025	1	TAX	07/01/2024		1,687.04	-1,687.04	0.00
2024	4	TAX	04/01/2024		1,627.86	-1,627.86	0.00
2024	3	TAX	01/01/2024		1,627.86	-1,627.86	0.00
2024	2	TAX	10/01/2023		1,664.58	-1,664.58	0.00
2024	1	TAX	07/01/2023		1,664.58	-1,664.58	0.00
2023	4	TAX	04/01/2023		1,597.21	-1,597.21	0.00
2023	3	TAX	01/01/2023		1,597.21	-1,597.21	0.00
2023	2	TAX	10/01/2022		1,543.69	-1,543.69	0.00
2023	1	TAX	07/01/2022		1,543.69	-1,543.69	0.00
2023	1	CHARGES	07/01/2022		225.00		225.00
2022	4	TAX	04/01/2022		1,377.46	-1,377.46	0.00
2022	3	TAX	01/01/2022		1,377.46	-1,377.46	0.00
2022	3	CHARGES	01/01/2022		310.00		310.00
2022	2	TAX	10/01/2021		1,535.34	-1,535.34	0.00
2022	2	CHARGES	10/01/2021		85.00		85.00
2022	1	TAX	07/01/2021		1,535.34	-1,535.34	0.00
2021	4	TAX	04/01/2021		1,525.49	-1,525.49	0.00
2021	3	TAX	01/01/2021		1,525.49	-1,525.49	0.00
2021	2	TAX	10/01/2020		1,543.29	-1,543.29	0.00
2021	1	TAX	07/01/2020		1,543.29	-1,543.29	0.00
2020	4	TAX	04/01/2020		1,498.94	-1,498.94	0.00
2020	3	TAX	01/01/2020		1,498.94	-1,498.94	0.00
2020	2	TAX	10/01/2019		1,464.24	-1,464.24	0.00
2020	1	TAX	07/01/2019		1,464.24	-1,464.24	0.00

Account History Details

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

Notes

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Profile

Building Class B3 - TWO FAMILY CONVERTED FROM ONE FAMILY
 Tax Class 1

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		3,994.08				
2025	4	TAX		04/01/2025	04/01/2025	<u>TAX</u>	ORG			06/01/2024	1,687.04				
											Balance	1,687.04			
2025	3	TAX		01/01/2025	01/01/2025	<u>TAX</u>	ORG			06/01/2024	1,687.04				
											Balance	1,687.04			
2025	2	TAX		10/01/2024	10/01/2024	<u>TAX</u>	ORG			06/01/2024	1,687.04				
											<u>CHG</u>	PAY	156989286	10/01/2024	-1,687.04
											Balance	0.00			
2025	1	TAX		07/01/2024	07/01/2024	<u>TAX</u>	ORG			06/01/2024	1,687.04				
											<u>CHG</u>	PAY	155617641	07/01/2024	-1,687.04
											Balance	0.00			
									Balance for year	2025		3,374.08			
2024	4	TAX		04/01/2024	04/01/2024	<u>TAX</u>	ORG			06/03/2023	1,664.58				
											<u>TAX</u>	ADJ	MID YEAR RATE CHANGE	01/01/2024	-36.72
											<u>CHG</u>	PAY	153959305	04/01/2024	-1,627.86
											Balance	0.00			
2024	3	TAX		01/01/2024	01/01/2024	<u>TAX</u>	ORG			06/03/2023	1,664.58				
											<u>TAX</u>	ADJ	MID YEAR RATE CHANGE	01/01/2024	-36.72
											<u>CHG</u>	PAY	153129211	01/01/2024	-1,627.86
											Balance	0.00			
2024	2	TAX		10/01/2023	10/01/2023	<u>TAX</u>	ORG			06/03/2023	1,664.58				
											<u>CHG</u>	PAY	151647913	10/01/2023	-1,664.58
											Balance	0.00			
2024	1	TAX		07/01/2023	07/01/2023	<u>TAX</u>	ORG			06/03/2023	1,664.58				
											<u>CHG</u>	PAY	150427482	07/01/2023	-1,664.58
											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	1,543.69				
											<u>TAX</u>	ADJ	MID YR RATE CHG	01/01/2023	53.52
											<u>CHG</u>	PAY	149124129	04/01/2023	-1,597.21
											Balance	0.00			
2023	3	TAX		01/01/2023	01/01/2023	<u>TAX</u>	ORG			06/04/2022	1,543.69				
											<u>TAX</u>	ADJ	MID YR RATE CHG	01/01/2023	53.52
											<u>CHG</u>	PAY	147980100	01/01/2023	-1,597.21
											Balance	0.00			
2023	2	TAX		10/01/2022	10/01/2022	<u>TAX</u>	ORG			06/04/2022	1,543.69				

NYC Department of Buildings

DOB Violations

Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Boiler violations for failure to file internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Page: 1

Premises: 175-12 93 AVENUE QUEENS		BIN: 4217690	Block: 10219	Lot: 156
NUMBER	TYPE	FILE DATE		
V 031021C21-00215	DOB VIOLATION - ACTIVE	03/10/2021		
DOB Mobile Violation Number: VIO21-00215				
V 031121CFEU41202PN	DOB VIOLATION - ACTIVE	03/11/2021		
V* 060921AEUHAZ100555	DOB VIOLATION - DISMISSED	06/09/2021		
V* 102721AEUHAZ100568	DOB VIOLATION - DISMISSED	10/27/2021		
V* 102721AEUHAZ100569	DOB VIOLATION - DISMISSED	10/27/2021		

Select Violation Type:

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

DOB Violation Display for 031021C21-00215

Premises: 175-12 93 AVENUE QUEENS **BIN:** [4217690](#) **Block:** 10219 **Lot:** 156

Issue Date: 03/10/2021 **Violation Category:** V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 21-00215 **Device No.:**

DOB Mobile Violation Number: [VIO21-00215](#)

OATH/ECB No.:

Infraction Codes:

Description: STRUCTURE RENDERED NON-COMPLIANT. AT TIME OF INSPECTION, DAMAGE OBSERVED TO HAVE BEEN SUSTAINED TO REAR EXTENSION WITH EXTENSIVE CHARRING OF JOISTS, 1ST FLOOR AT REAR WITH FINISHED WALLS AND CEILING REMOVED, WINDOWS OUT, WATER AND SMOKE DAMAGE THROUGHOUT DUE TO FIRE AT 175-12 93RD AVE. VACATE BUILDING FORTHWITH

Disposition:

Code: **Date:**

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 031121CFEU41202PN

Premises: 175-12 93 AVENUE QUEENS BIN: [4217690](#) Block: 10219 Lot: 156

Issue Date: 03/11/2021 Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: FEU41202PN Device No.:

OATH/ECB No.:

Infraction Codes:

Description: FAILURE TO MAINTAIN BUILDING DUE TO FIRE:ON 3/10/21,REAR HALF OF BLDG WERE FIRE DAMAGED WITH CHARRED WOOD FRAMING AT 1ST,2ND,ATTIC AND ROOF FRAMING.WATER DAMAGE THROUGH-OUT,OWNER RETAIN NYS PE EVALUATE ENTIRE BUILDING AND PREPARE REPAIR DRAWINGS,BUILDING REPAIRED UNDER PERMIT STARTING BY 04/19/2021 AND COMPLETED/SIGNED OFF BY 06/04/2021

Disposition:

Code: Date:

Inspector:

Comments:

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« CityPay Home

Search for Tickets (Office of Administrative Trials and Hearings - OATH)

There are three ways to search:

By Ticket Number

By Name and Address

By OATH ID

Fill in any fields to search. To get fewer results, try entering more information.

First Name

Last Name / Company Name

Start Date

End Date

Building #





Street Name ("Wall," "East 14,")

Borough

SEARCH No violations were found for name / address provided.

Sorry, we found no results.

Searching by name and address? Try entering fewer details. Remove words like "street" or "ave."

Looking for a new ticket? This search only includes tickets with an outstanding balance. For tickets still awaiting a hearing, search [OATH's Summons Finder](#).

NYC Department of Buildings

Work Permit Data

Premises: 175-12 93 AVENUE QUEENS
BIN: [4217690](#) Block: 10219 Lot: 156

Filed At: 175-12 93 AVENUE QUEENS
Job Type: A1 - ALTERATION TYPE 1

Inspection Results

Job No: 402191169	Issued: 09/19/2005	Fee: STANDARD
Permit No: 402191169-01-PL	Filing Date: 09/19/2005 INITIAL	Expires: 09/19/2006
Seq. No.: 01	Proposed Job Start: 09/19/2005	Status: ISSUED
Work:		Work Approved: 08/12/2005

PLUMBING - ALTERATION TYPE 1

Building first and second floor rear extensions, Building in the cellar a two fixture bathroom, laundry area and minor partitions.

Use: RES - RESID. BLDG - OLD CODE **Landmark:** NO **Stories:** 0
Review is requested under Building Code: Prior-to-1968

Issued to: CHRISTOPHER OWEN
Business: CHRIS OWEN PLG & HTG INC
96-32 LINDEN BLVD OZONE PARK NY 11417

MASTER PLUMBER
License No: [MP 001358](#)
Phone: 718-738-0967

Filing Representative: HUA LOONEY
Business: N/A
96-32 LINDEN BLVD OZONE PARK NY 11417

Phone: 718-738-0967

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NYC Department of Buildings

Work Permit Data

Premises: 175-12 93 AVENUE QUEENS
BIN: [4217690](#) Block: 10219 Lot: 156

Filed At: 175-12 93 AVENUE QUEENS
Job Type: A1 - ALTERATION TYPE 1

Job No:	402191169	Fee:	STANDARD
Permit No:	402191169-01-AL	Issued:	09/19/2005
Seq. No.:	01	Expires:	08/26/2006
Work:		Filing Date:	09/19/2005 INITIAL
		Proposed Job Start:	09/19/2005
		Status:	ISSUED
		Work Approved:	08/12/2005

ALTERATION TYPE 1 -

Building first and second floor rear extensions. Building in the cellar a two fixture bathroom, laundry area and minor partitions.

Use: RES - RESID. BLDG - OLD CODE Landmark: NO Stories: 0
Review is requested under Building Code: Prior-to-1968

Issued to: LOUIS SFERRAZZA

GENERAL
CONTRACTOR - NON- [GC 014346](#)
REGISTERED:

Business: VIKING CARPENTRY CORP
22-65 28ST ASTORIA NY 11105

Phone: 718-545-7777

Filing Representative: HUA LOONEY

Business: N/A
22-65 28ST ASTORIA NY 11105

Phone: 718-545-7777

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

Page: 1 of 1

Premises: 175-12 93 AVENUE QUEENS				BIN: 4217690 Block: 10219 Lot: 156		
NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
402191169-01-PL	A1 - ALT1	01	09/19/2005	09/19/2006	ISSUED	OWEN CHRISTOPHER
402191169-01-AL	A1 - ALT1	01	09/19/2005	08/26/2006	ISSUED	SFERRAZZA LOUIS

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NYC Department of Buildings
Property Profile Overview

175-12 93 AVENUE		QUEENS 11433	BIN# 4217690
93 AVENUE	175-12 - 175-12	Health Area : 3510	Tax Block : 10219
		Census Tract : 444	Tax Lot : 156
		Community Board : 412	Condo : NO
		Buildings on Lot : 2	Vacant : NO

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

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

FULL VACATE EXISTS ON THIS PROPERTY

Cross Street(s):	175 STREET, 176 STREET		
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
LL 158/17 Pro Cert Restriction until:	N/A		

Additional BINs for Building: [4600024](#)
 Additional Designation(s): JAM - JAMAICA PLAN AREA
 MS4 - MS4 AREA
 HPD Multiple Dwelling: No

Special District: UNKNOWN

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](#)

Department of Finance Building Classification: B3-2 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	7	0	Electrical Applications
Violations-DOB	5	2	Permits In-Process / Issued
Violations-OATH/ECB	9	0	Illuminated Signs Annual Permits
Jobs/Filings	3		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	4		Facades
Actions	4		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text"/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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.



[Go to Login page](#)

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 - 8000741706001

[Choose a different account](#)

Below are the account balance details for the selected account

Due balance	- \$984.07
Past due balance	- \$984.07
Name	MOHAMED HANIFF
Premises address	175-12 93 AV, JAMAICA, NY 11433, USA
BBL	4-10219-0156