



Property Information		Request Information		Update Information
File#:	BS-Y01908-517299736	Requested Date:	05/15/2025	Update Requested:
Owner:	ROSEANNE SPAGNUOLO	Branch:		Requested By:
Address 1:	2785 FORD ST	Date Completed:	05/19/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROOKLYN, NY	# of Parcel(s):	1	

Notes

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

Case # : 3A08093
Case Type: 2ND FLOOR HAS AN ILLEGAL ROOMS

Case # 15JS01
Case Type: C - CONSTRUCTION

Case#: V 542-65
Case Type : DOB Violation

Case #: V 887-65
Case Type : DOB Violation

Case#: 34547367R
Case Type: CONSTRUCTION

Case #: 34547366P
Case Type: CONSTRUCTION

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 are NO Open/Pending/Expired permits on this property.

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 & Sewer

Account: # 8000505754001

Status - Pvt & Liable

Amount Due: \$107.65

Due Date: NA

Payment Status: DUE

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

Printable page

2785 FORD STREET

Borough: BROOKLYN
Block: 8804 Lot: 105

Property Owner(s)

SPAGNUOLO, ROSEANN

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	2785 FORD STREET, 11235
Tax Class	1
Building Class	B2 - TWO FAMILY FRAME
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	B2 - TWO FAMILY FRAME
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		2,121.58	-2,121.58	0.00
2025	3	TAX	01/01/2025		2,121.58	-2,121.58	0.00
2025	2	TAX	10/01/2024		2,121.58	-2,121.58	0.00
2025	1	TAX	07/01/2024		2,121.58	-2,121.58	0.00
2024	4	TAX	04/01/2024		2,088.54	-2,088.54	0.00
2024	3	TAX	01/01/2024		2,088.54	-2,088.54	0.00
2024	2	TAX	10/01/2023		2,135.64	-2,135.64	0.00
2024	1	TAX	07/01/2023		2,135.64	-2,135.64	0.00
2023	4	TAX	04/01/2023		2,045.70	-2,045.70	0.00
2023	3	TAX	01/01/2023		2,045.70	-2,045.70	0.00
2023	2	TAX	10/01/2022		1,974.76	-1,974.76	0.00
2023	1	TAX	07/01/2022		1,974.76	-1,974.76	0.00
2022	4	TAX	04/01/2022		1,856.93	-1,856.93	0.00
2022	3	TAX	01/01/2022		1,856.93	-1,856.93	0.00
2022	2	TAX	10/01/2021		2,073.49	-2,073.49	0.00
2022	1	TAX	07/01/2021		2,073.49	-2,073.49	0.00
2021	4	TAX	04/01/2021		1,940.20	-1,940.20	0.00
2021	3	TAX	01/01/2021		1,940.20	-1,940.20	0.00
2021	2	TAX	10/01/2020		1,963.70	-1,963.70	0.00
2021	1	TAX	07/01/2020		1,963.70	-1,963.70	0.00
2020	4	TAX	04/01/2020		1,869.90	-1,869.90	0.00
2020	3	TAX	01/01/2020		1,869.90	-1,869.90	0.00
2020	2	TAX	10/01/2019		1,826.60	-1,826.60	0.00
2020	1	TAX	07/01/2019		1,826.60	-1,826.60	0.00

Account History Details

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

Notes

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Profile

Building Class	B2 - TWO FAMILY FRAME
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 #	Credited/Process Date	Amount Due
Total Due										0.00
2025	4	TAX	04/01/2025	04/01/2025						
					<u>TAX</u>	ORG			06/01/2024	2,188.87
					<u>STR</u>	ORG			06/01/2024	-67.29
					<u>CHG</u>	PAY		159194474	04/01/2025	-2,121.58
							Balance			0.00
2025	3	TAX	01/01/2025	01/01/2025						
					<u>TAX</u>	ORG			06/01/2024	2,188.87
					<u>STR</u>	ORG			06/01/2024	-67.29
					<u>CHG</u>	PAY		158111448	01/01/2025	-2,121.58
							Balance			0.00
2025	2	TAX	10/01/2024	10/01/2024						
					<u>TAX</u>	ORG			06/01/2024	2,188.87
					<u>STR</u>	ORG			06/01/2024	-67.29
					<u>CHG</u>	PAY		156946050	10/01/2024	-2,121.58
							Balance			0.00
2025	1	TAX	07/01/2024	07/01/2024						
					<u>STR</u>	ORG			06/01/2024	-67.29
					<u>TAX</u>	ORG			06/01/2024	2,188.87
					<u>CHG</u>	PAY		155661243	07/01/2024	-2,121.58
							Balance			0.00
							Balance for year	2025		0.00
2024	4	TAX	04/01/2024	04/01/2024						
					<u>STR</u>	ORG			06/03/2023	-71.09
					<u>TAX</u>	ORG			06/03/2023	2,206.73
					<u>TAX</u>	ADJ	MID YEAR RATE CHANGE		01/01/2024	-48.68
					<u>STR</u>	ADJ	MID YEAR RATE CHANGE		01/01/2024	1.58
					<u>CHG</u>	PAY		154013616	04/01/2024	-2,088.54
							Balance			0.00
2024	3	TAX	01/01/2024	01/01/2024						
					<u>STR</u>	ORG			06/03/2023	-71.09
					<u>TAX</u>	ORG			06/03/2023	2,206.73
					<u>TAX</u>	ADJ	MID YEAR RATE CHANGE		01/01/2024	-48.68
					<u>STR</u>	ADJ	MID YEAR RATE CHANGE		01/01/2024	1.58
					<u>CHG</u>	PAY		153122174	01/01/2024	-2,088.54
							Balance			0.00
2024	2	TAX	10/01/2023	10/01/2023						
					<u>TAX</u>	ORG			06/03/2023	2,206.73
					<u>STR</u>	ORG			06/03/2023	-71.09



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NYC Department of Buildings

Property Profile Overview

NO PREVIOUSLY ISSUED PERMITS FOUND FOR THIS PROPERTY

2785 FORD STREET

FORD STREET

2785 - 2785

BROOKLYN 11235

Health Area : 8900

Census Tract : 622

Community Board : 315

[Buildings on Lot](#) : 2

BIN# 3247897

Tax Block : 8804

Tax Lot : 105

Condo : NO

Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): SHORE PARKWAY, EMMONS AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Legal Adult Use: NO

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Additional BINs for Building: [3378041](#)

Additional Designation(s): MS4 - MS4 AREA

HPD Multiple Dwelling: No

Special District: UNKNOWN

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

Tidal Wetlands Map Check: No

Freshwater Wetlands Map Check: No

Coastal Erosion Hazard Area Map Check: No

Special Flood Hazard Area Check: Yes

[Click here for more information](#)

Department of Finance Building Classification: B2-2 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	2	1	Electrical Applications
Violations-DOB	3	3	Permits In-Process / Issued
Violations-OATH/ECB	2	2	Illuminated Signs Annual Permits
This property has 1 open OATH/ECB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
			Marquee Annual Permits
			Boiler Records
			DEP Boiler Information

[Actions](#)

7

[Crane Information](#)

[After Hours Variance Permits](#)

OR Enter Action Type:

OR Select from List: ▼

AND

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

Complaints By Address

Click [here](#) for information on how to remove a Stop Work Order from your property

Page: 1 of 1

Premises: 2785 FORD STREET BROOKLYN

BIN: [3247897](#) Block: 8804 Lot: 105

2 Total Complaints

[View Vacate Order Complaints](#) [View SWO Complaints](#)

Looking for a list of complaint [category codes](#) or [disposition codes](#)?
(Adobe Acrobat Reader required)

Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
3A08093	2785 FORD STREET	03/28/2025	45			ACT
	2ND FLOOR HAS AN ILLEGAL ROOMS. / ONE APARTMENT DIVIDED INTO 2 APARTMENT ON 2ND FLOOR					
3202758	2785 FORD STREET	09/13/2006	45	12/06/2006	A9	RES
	CALLER STATES ABOVE PROPERTY IS A TWO FAMILY HOME THAT HAS BEEN CONVERTED INTO A FOUR FAMILY HOME WITH 2 FAMILIES CURRENTLY OCCUPYING THE 2 FLOOR ILLEGALLY					

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NYC Department of Buildings

Overview for Complaint #:3A08093 = ACTIVE

Complaint at: 2785 FORD STREET

BIN: [3247897](#)

Borough: BROOKLYN

ZIP: 11235

Re: 2ND FLOOR HAS AN ILLEGAL ROOMS. / ONE APARTMENT DIVIDED INTO 2 APARTMENT ON 2ND FLOOR

Category Code: 45 ILLEGAL CONVERSION
ILLEGAL CONVERSION : RESIDENTIAL SPACE

Assigned To: QUALITY OF LIFE UNIT

Priority: B

311 Reference Number: 311-22396395

Received: 03/28/2025 Block: 8804 Lot: 105 Community Board: 315
Owner: SPAGNUOLO, ROSEANN

Last Inspection: - -- NONE --
Disposition: -

Complaint Disposition History

#	Disposition Date Code	Disposition	Inspection By	Date
---	--------------------------	-------------	------------------	------

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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: 2785 FORD STREET BROOKLYN

BIN: [3247897](#) Block: 8804 Lot: 105

NUMBER	TYPE	FILE DATE
V 542-65	DOB VIOLATION - ACTIVE	02/10/1965
V 887-65	DOB VIOLATION - ACTIVE	03/08/1965
<u>V 120606C15JS01</u>	DOB VIOLATION - ACTIVE	12/06/2006

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 120606C15JS01

Premises: 2785 FORD STREET BROOKLYN

BIN: [3247897](#) **Block:** 8804 **Lot:** 105

Issue Date: 12/06/2006

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: 15JS01

Device No.:

OATH/ECB No.: [34547366P](#) (refer to for further details)

Description: OCCUPANCY CONTRARY TO THAT ALLOWED BY THE DOB RECORDS.NOTE:2ND FLOOR
LEVEL FULL PARTITION WALL ERECTED CREATING 2 A CLASS APTS.OCCUPANCY IS
NOW A 3 FAMILY,INSTEAD OF A 2 FAMILY
REMEDY:DISCONTINUE ILLEGAL USE OR AMEND C OF O

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.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
OATH/ECB Violation Search by Location

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Page: 1 of 1

Premises: 2785 FORD STREET BROOKLYN

BIN: [3247897](#) Block: 8804 Lot: 105 CB: 315

Total Violations
Issued = 2 Open (Certificate of Correction Required) = 2

OATH/ECB Hearings
Completed / Defaulted = 2 Pending = 0

OATH/ECB Number	Certification Status	Respondent	OATH/ECB Hearing Status	Violation Date	Infraction Codes	OATH/ECB Penalty Due
34547367R	OPEN - NO COMPLIANCE RECORDED	SPAGNUOLO ROSEANN	WRITTEN OFF	12/06/2006	B04	\$0.00
	Severity: NON-HAZARDOUS	Inspect Unit: BROOKLYN CONSTRUCTION			Viol Type: CONSTRUCTION	
34547366P	OPEN - NO COMPLIANCE RECORDED	SPAGNUOLO ROSEANN	WRITTEN OFF	12/06/2006	B03	\$0.00
	Severity: NON-HAZARDOUS	Inspect Unit: BROOKLYN CONSTRUCTION			Viol Type: CONSTRUCTION	

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
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 2785 FORD STREET BROOKLYN
BIN: [3247897](#) Block: 8804 Lot: 105

Filed At: 2785 FORD STREET , BROOKLYN , NY 11235
Community Board: 315

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34547367R

[View Image of Summons/Notice at OATH](#)

Severity: **NON-HAZARDOUS**
Penalty Balance Due: \$0.00

Certification Status: NO COMPLIANCE RECORDED
Hearing Status: WRITTEN OFF

Respondent Information

Name: SPAGNUOLO ROSEANN
Mailing Address: 2785 FORD STREET , BK , NY 11235

Violation Details

Violation Date: 12/06/2006 Violation Type: CONSTRUCTION
Served Date: 12/06/2006 Inspection Unit: BROOKLYN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
B04	27-147	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK W/O A PERMIT. WORK NOTED: AT THE 2ND FL FULL PARTITION WALL ERECTED FLOOR TO CEILING CREATING 2 SEPARATE CLASS A APT. THE FRONT APT WINDOW ON THE RIGHT SIDE AS YOU LOOK OUT TOWARDS ST WAS SEALED W/ BRICK

Issuing Inspector ID: DOB Violation Number: 120606C15JS02
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed:	\$500.00	Amount Paid:	\$50.00
Adjustments:	-\$450.00	Court Docket Date:	01/31/2008
Penalty Balance Due:	\$0.00		

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
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 2785 FORD STREET BROOKLYN
BIN: [3247897](#) Block: 8804 Lot: 105

Filed At: 2785 FORD STREET , BROOKLYN , NY 11235
Community Board: 315

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34547366P

[View Image of Summons/Notice at OATH](#)

Severity: **NON-HAZARDOUS**
Penalty Balance Due: \$0.00

Certification Status: NO COMPLIANCE RECORDED
Hearing Status: WRITTEN OFF

Respondent Information

Name: SPAGNUOLO ROSEANN
Mailing Address: 2785 FORD STREET , BK , NY 11235

Violation Details

Violation Date:	12/06/2006	Violation Type:	CONSTRUCTION
Served Date:	12/06/2006	Inspection Unit:	BROOKLYN CONSTRUCTION
Infraction Codes	Section of Law	Standard Description	
B03	27-217	OCCUPANCY CONTRARY TO THAT ALLOWED BY THE C OF O BLDG DEPT RECORDS	

Specific Violation Condition(s) and Remedy:

OCCUPANCY CONTRARY TO THAT ALLOWED BY THE BLDG DEPT RECORDS.NOTE:AT 2ND FL FULL PARTITION WALL ERECTED CREATING 2 CLASS "A" APT CHANGING OCCUPANCY FROM A 2 FAMILY DWELLING TO A 3 FAMILY DWELLING.

Issuing Inspector ID: **DOB Violation Number:** 120606C15JS01
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED **Compliance On:**

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed:	\$800.00	Amount Paid:	\$150.00
Adjustments:	-\$650.00	Court Docket Date:	01/31/2008
Penalty Balance Due:	\$0.00		

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.

« 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 #





2785

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

FORD STREET

Borough

Brooklyn

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](#).

[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 - 8000505754001

[Choose a different account](#)

Below are the account balance details for the selected account

Due balance	\$107.65
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Past due balance	\$0.00
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Name	ROSEANN SPAGNUOLO-ROMAN
------	-------------------------

Premises address	2785 FORD ST, BROOKLYN, NY 11235, USA
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BBL	3-08804-0105
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