This Certified Sanborn® Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

- Volume 14, Sheet 1
- Volume 14, Sheet 28
- Volume 14, Sheet 27
- Volume 15, Sheet 54
- Volume 15, Sheet 50
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.
This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume Pier Maps, Sheet 28
Volume Pier Maps, Sheet 27
This Certified Sanborn® Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 14, Sheet 28
- Volume 14, Sheet 27
- Volume 14, Sheet 1

Order Date: 05/24/2017
Certification #: BE82-4DE7-A087
Site Name: Landing Road
Address: 99 Landing Road
City, ST, ZIP: Bronx, NY 10468
Client: TRC Environmental Consultants
EDR Inquiry: 4946149.3
Copyright: 1914

Certification # 08244DE7-A087

Copyright 1914
Landing Road
Landing Road
Bronx, NY 10468

Inquiry Number: 4946149.3

May 23, 2017
Certified Sanborn® Map Report

Site Name: Landing Road  
Client Name: TRC Environmental Consultants
Landing Road  
1430 Broadway
Bronx, NY 10468  
New York, NY 10018
EDR Inquiry #  4946149.3  
Contact: Carla Stout

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification #: BE82-4DE7-A087
PO # NA
Project Exterior Street, Bronx, NY
Maps Provided:

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Maps Provided:
- The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:
  - Library of Congress
  - University Publications of America
  - EDR Private Collection

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### 2007 Source Sheets
- Volume 14, Sheet 29 (2007)
- Volume 14, Sheet 33 (2007)

### 2006 Source Sheets
- Volume 14, Sheet 33 (2006)

### 2005 Source Sheets
- Volume 14, Sheet 33 (2005)
- Volume 14, Sheet 29 (2005)

### 2004 Source Sheets
- Volume 14, Sheet 29 (2004)
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

2003 Source Sheets

Volume 14, Sheet 29
2003

Volume 14, Sheet 33
2003

2002 Source Sheets

Volume 14, Sheet 29
2002

Volume 14, Sheet 33
2002

2001 Source Sheets

Volume 14, Sheet 29
2001

Volume 14, Sheet 33
2001

1998 Source Sheets

Volume 14, Sheet 29
1998

Volume 14, Sheet 33
1998
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1996 Source Sheets

Volume 14, Sheet 29
1996

Volume 14, Sheet 33
1996

1995 Source Sheets

Volume 14, Sheet 29
1995

Volume 14, Sheet 33
1995

1993 Source Sheets

Volume 14, Sheet 29
1993

Volume 14, Sheet 33
1993

1992 Source Sheets

Volume 14, Sheet 33
1992

Volume 14, Sheet 29
1992
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

**1991 Source Sheets**
- Volume 14, Sheet 29
  - 1991
- Volume 14, Sheet 33
  - 1991

**1989 Source Sheets**
- Volume 14, Sheet 29
  - 1989
- Volume 14, Sheet 33
  - 1989
- Volume 12, Sheet 68
  - 1989

**1986 Source Sheets**
- Volume 12, Sheet 68
  - 1986
- Volume 14, Sheet 29
  - 1986
- Volume 14, Sheet 33
  - 1986

**1984 Source Sheets**
- Volume 14, Sheet 29
  - 1984
- Volume 14, Sheet 33
  - 1984
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1981 Source Sheets

Volume 14, Sheet 29
1981

Volume 14, Sheet 33
1981

1980 Source Sheets

Volume 14, Sheet 33
1980

Volume 14, Sheet 29
1980

1979 Source Sheets

Volume 14, Sheet 29
1979

Volume 14, Sheet 33
1979

1978 Source Sheets

Volume 14, Sheet 29
1978

Volume 14, Sheet 33
1978
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1977 Source Sheets

Volume 14, Sheet 29  1977
Volume 14, Sheet 33  1977
Volume 14, Sheet 35  1977
Volume 12, Sheet 68  1977

1950 Source Sheets

Volume 14, Sheet 29  1950
Volume 14, Sheet 33  1950

1945 Source Sheets

Volume 14, Sheet 29  1945
Volume 14, Sheet 33  1945

1928 Source Sheets

Volume Pier Maps, Sheet 28  1928
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

**Sanborn Sheet Key**

**1922 Source Sheets**

Volume Pier Maps, Sheet 28
1922

**1914 Source Sheets**

Volume 14, Sheet 29
1914

Volume 14, Sheet 33
1914

**1900 Source Sheets**

Volume 13, Sheet 25
1900

**1896 Source Sheets**

Volume 12, Sheet 266.5
1896
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Volume 14, Sheet 33
Volume 14, Sheet 29
This Certified Sanborn® Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 14, Sheet 33
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Volume 14, Sheet 33
Volume 14, Sheet 29
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

- Volume 12, Sheet 68
- Volume 14, Sheet 33
- Volume 14, Sheet 29
This Certified Sanborn® Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 14, Sheet 33
Volume 14, Sheet 29
Volume 12, Sheet 68
This Certified Sanborn® Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 14, Sheet 29
Volume 14, Sheet 33
This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 14, Sheet 33
Volume 14, Sheet 29
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 12, Sheet 68
Volume 14, Sheet 35
Volume 14, Sheet 33
Volume 14, Sheet 29
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume 14, Sheet 33
Volume 14, Sheet 29
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Volume Pier Maps, Sheet 28

Site Name: Landing Road
Address: Landing Road
City, ST, ZIP: Bronx, NY 10468
Client: TRC Environmental Consultants
EDR Inquiry: 4946149.3
Order Date: 05/23/2017
Certification #: BE82-4DE7-A087
Copyright: 1928

Certification # BE82-4DE7-A087

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Volume 14, Sheet 33
Volume 14, Sheet 29
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.

Order Date: 05/23/2017
Certification #: BE82-4DE7-A087

Address: Landing Road
City: Bronx, NY 10468

Site Name: Landing Road
City: Bronx, NY 10468

Client: TRC Environmental Consultants
EDR Inquiry: 4946149.3

Copyright: Volume 13, Sheet 25

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**Search Results:**

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**Coordinates:**

- **Latitude:** 40.867468 40° 52' 3" North
- **Longitude:** -73.909682 -73° 54' 35" West
- **UTM Zone:** Zone 18 North
- **UTM X Meters:** 591881.65
- **UTM Y Meters:** 4524616.98
- **Elevation:** 5.80' above sea level

**Maps Provided:**

- 2013
- 1897
- 1997, 1998
- 1979
- 1966
- 1956
- 1947
- 1900
- 1898

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**Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2013 Source Sheets

- **Yonkers**
  - 2013
  - 7.5-minute, 24000

- **Central Park**
  - 2013
  - 7.5-minute, 24000

### 1997, 1998 Source Sheets

- **Central Park**
  - 1997
  - 7.5-minute, 24000
  - Aerial Photo Revised 1997

- **Yonkers**
  - 1998
  - 7.5-minute, 24000
  - Aerial Photo Revised 1966

### 1979 Source Sheets

- **Yonkers**
  - 1979
  - 7.5-minute, 24000
  - Aerial Photo Revised 1977

- **Central Park**
  - 1979
  - 7.5-minute, 24000
  - Aerial Photo Revised 1977

### 1966 Source Sheets

- **Yonkers**
  - 1966
  - 7.5-minute, 24000
  - Aerial Photo Revised 1954

- **Central Park**
  - 1966
  - 7.5-minute, 24000
  - Aerial Photo Revised 1966
**Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1956 Source Sheets

- **Central Park**
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  - 7.5-minute, 24000

- **Yonkers**
  - 1956
  - 7.5-minute, 24000
  - Aerial Photo Revised 1954

### 1947 Source Sheets

- **Central Park**
  - 1947
  - 7.5-minute, 24000
  - Aerial Photo Revised 1941

- **Yonkers**
  - 1947
  - 7.5-minute, 24000
  - Aerial Photo Revised 1941

### 1900 Source Sheets

- **Harlem**
  - 1900
  - 15-minute, 62500

### 1898 Source Sheets

- **Harlem**
  - 1898
  - 15-minute, 62500
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1897 Source Sheets

Harlem
1897
15-minute, 62500
This report includes information from the following map sheet(s).

SITE NAME: Landing Road
ADDRESS: Landing Road
Bronx, NY 10468
CLIENT: TRC Environmental Consultants
This report includes information from the following map sheet(s).

- TP, Central Park, 1997, 7.5-minute
- N, Yonkers, 1998, 7.5-minute

**SITE NAME:** Landing Road

**ADDRESS:** Landing Road
Bronx, NY 10468

**CLIENT:** TRC Environmental Consultants
This report includes information from the following map sheet(s).

SITE NAME: Landing Road
ADDRESS: Landing Road
Bronx, NY 10468
CLIENT: TRC Environmental Consultants
This report includes information from the following map sheet(s).

SITE NAME: Landing Road
ADDRESS: Landing Road
           Bronx, NY 10468
CLIENT: TRC Environmental Consultants
This report includes information from the following map sheet(s).

- TP, Central Park, 1947, 7.5-minute
- N, Yonkers, 1947, 7.5-minute

SITE NAME: Landing Road
ADDRESS: Landing Road
Bronx, NY 10468
CLIENT: TRC Environmental Consultants
This report includes information from the following map sheet(s).

SITE NAME: Landing Road
ADDRESS: Landing Road
Bronx, NY 10468
CLIENT: TRC Environmental Consultants
This report includes information from the following map sheet(s).

SITE NAME: Landing Road
ADDRESS: Landing Road
          Bronx, NY 10468
CLIENT: TRC Environmental Consultants
This report includes information from the following map sheet(s).

SITE NAME: Landing Road
ADDRESS: Landing Road
             Bronx, NY 10468
CLIENT: TRC Environmental Consultants

TP, Harlem, 1897, 15-minute
Memorandum

To: Mr. Samuel Ross, P.E.
    CSX Real Property, Inc.

From: Daniel Schmidt, P.E.

Subject: Encroachment on CSX Property
Exterior Street, Bronx, New York

Date: January 22, 2016

cc: Anne Jackson, CSX
    David Glass, TRC
    Jenna Raup, TRC

At the request of CSX Real Property, Inc. (CSX), TRC performed an inspection of the property located on Exterior Street in Bronx, New York on Monday, January 18, 2016. The purpose of the inspection was to identify environmental conditions of concern, if any, particularly related to crushed concrete placed on the CSX property by the south adjoining concrete facility (Titan Concrete, Inc.). TRC was escorted during the inspection by Special Agent Patrick F. McGee.

Approximately two acres of the Site are covered in approximately 5 to 8 inches of crushed concrete, which ranges in size from fines to approximately 1 foot in the largest dimension.

Concrete blocks section off an approximately 6,000 square foot portion of the southwestern part of the Site. The interior of the sectioned-off area has apparently been filled with crushed concrete/aggregate, in parts to approximately 10 feet above the surrounding ground surface. This area is being utilized for concrete truck wash-out and maintenance. Evidence of solidified/frozen concrete truck washout was observed, which had leached through the concrete block wall onto adjacent parts of the Site.

There is uncertainty regarding the stability of the concrete block walls, which are serving as retaining walls, constructed on the CSX property. Additionally, the concrete block walls and crushed concrete border the western part of the property, which is adjacent to the Harlem River, indicating the potential for transport via erosion of the crushed concrete into the River.
During the Site inspection, TRC identified the following items on the CSX Property that are likely associated with the neighboring property (please refer to attached photographs and figure):

1. Various steel rebar/wire is visible protruding from the crushed concrete throughout the CSX property.
2. Two (2) approximately 300-gallon empty plastic totes (one partially encased in concrete)
3. One (1) abandoned generator
4. Pile of tires and debris
5. Several truck batteries and debris
6. Ten (10) unlabeled 55-gallon drums (5 plastic/5 steel) filled with unknown contents
7. Stained soil/aggregate
8. Truck washout areas

Please note, additional objects not visible by inspection may be buried in the crushed concrete.
1. PHOTO LOCATIONS ARE APPROXIMATE.

2. AERIAL PHOTOGRAPH DOES NOT MATCH CONDITIONS AT TIME OF JANUARY 18, 2016 INSPECTION.
PHOTO 1: REBAR PROTRUDING FROM GROUND (TYP.)

PHOTO 2: EMPTY PRODUCT TOTE (TYP.)
PHOTO 3: ABANDONED GENERATOR

PHOTO 4: TIRES & DEBRIS
PHOTO 5: BATTERIES & DEBRIS

PHOTO 6: UNLABELED DRUMS & DEBRIS
PHOTO 7: STAINED SOIL/AGGREGATE

PHOTO 8: TRUCK WASHOUT AREA (TYP.)
APPENDIX C: PHOTOGRAPH LOG
Appendix C
Phase I ESA Photograph Log

Photo 1: Eastern side of concrete block wall enclosing the platform at the southern end of the northern part of the Site. The entrance to the northern part of the Site is shown to the left of the wall.

Photo 2: The top of the platform looking north.

Photo 3: Southeast area of the platform. This area is mostly covered in concrete.

Photo 4: At the south of the platform, a fence impedes access to the platform. Fordham Road Concrete is beyond.

Photo 5: Platform, looking north from the southwest corner.

Photo 6: An area of discoloration at the southwest corner of the platform.
Appendix C
Phase I ESA Photograph Log

Photo 7: A shallow pool of unknown liquid (possibly concrete wash-out) at the southwest corner of the Site. The approximate Site boundary is shown as a red line.

Photo 8: A shallow pool of unknown liquid (possibly concrete wash-out) at the southwest corner of the Site. The approximate Site boundary is shown as a red line. Fordham Road Concrete is beyond.

Photo 9: Accumulation of water at the southwest corner of the Site. The approximate Site boundary is shown as a red line.

Photo 10: The northern wall of the platform.

Photo 11: A long view of the platform looking south.

Photo 12: Metal debris along the Harlem River.
Appendix C
Phase I ESA Photograph Log

Photo 13: An empty container of unknown liquid.

Photo 14: Southern one of two aggregate piles in the middle of the northern part of the Site.

Photo 15: Northern one of two aggregate piles in the middle of the northern part of the Site.

Photo 16: View from middle of the northern part of the Site looking north. A pile of unknown debris is shown on the left side of the photograph. The approximate boundary of the Site is after the grove of trees in the middle of the photograph.

Photo 17: View of the southern part of the Site (Exterior Street) from the north.

Photo 18: A railroad car on the side of Exterior Street near the cement factory.
Appendix C
Phase I ESA Photograph Log

Photo 19: View of the southern portion of the Fordham Road Concrete.

Photo 20: View of Fordham Road Scrap Metal.

Photo 21: View of seemingly abandoned truck across Exterior Street from Fordham Scrap Metal.

Photo 22: View of seemingly abandoned truck across Exterior Street from Fordham Scrap Metal.

Photo 23: View of seemingly abandoned truck across Exterior Street from vacant lot between Fordham Scrap Metal and Storage Post.

Photo 24: View of abandoned cement cylinder across Exterior Street from vacant lot between Fordham Scrap Metal and Storage Post.
Appendix C
Phase I ESA Photograph Log

Photo 25: View of Storage Post.

Photo 26: View of seemingly abandoned truck across Exterior Street from Storage Post.

Photo 27: View of seemingly abandoned car across Exterior Street from Storage Post.
APPENDIX D:
OTHER REFERENCE INFORMATION
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Search Options  New Parcel Identifier Search  Edit Current Search  View Tax Map

Go To: Finance Home Page | NYC.gov Home Page | Contact Us | Privacy Policy | Terms of Use
### Search Results By Parcel Identifier

Records 1 - 14 << previous next >> Max Rows: 99

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**Current Search Criteria:**
- **Borough:** BRONX
- **Block:** 3245
- **Lot:** 3
- **Date Range:** To Current Date
- **Document Class:** All Document Classes
**Overview**

### Address
- **Zip code**: 10468
- **Borough**: Bronx
- **Block & lot**: 03244-0001
- **Sanborn map**: 214 028
- **Tax map**: 21111

### Owner
- **Name**: Csx Transportation, I
- **Address**: 500 Water St, Jacksonville, FL 32202-4445

### Purchase date
- **Date**: 08/27/2004
- **Price**: $25,283,125

### Property Taxes
- **Tax class**: 4
- **Tax assessor's market value**: $9,821,000
- **Projected tax assessor's market value**: $9,878,000
- **Current tax bill**: $378,466
- **Projected tax bill**: $411,556

### Neighborhood
- **Neighborhood**: Fordham Manor
- **Closest police station**: 0.88 Miles
- **Closest fire station**: 0.61 Miles
- **School district number**: 10
- **Census Tract**: 269

### Hazards & Environment
- **Toxic site on this property**: No
- **Neighboring toxic sites**: No

### Building
- **Building class**: Residential (V1)
- **Year built**: n/a
- **Certificate of Occupancy**: Click here

### Lot
- **Lot sqft**: 227,238
- **Lot dimensions**: 2008 ft x 63 ft
- **Corner lot**: No

### Zoning
- **Zoning districts**: M3-1, M1-1
- **Zoning map**: 3c

### Floor Area Ratio (FAR)
- **Commercial FAR**: 2
- **Allowed usable floor area**: 454,476

### Easements
- **Owner**: Metro North
- **Type**: Land Easement

### Photos
- **Google StreetView**
- **Microsoft Bird's Eye View**

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Registered Owner

Cx Transportation, I
500 Water St
Jacksonville, FL 32202-4445
Source: Assessment Roll
Last recorded: 01/17/2017

Ownership

Phone Lookup
See who is behind the LLC
Add to Address Book

See past the LLC: three ways to unmask the real owner

Contacts from Building Permits

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Title History

Liens

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Records go back to about 1966.

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</tbody>
</table>

R: recorded date  
D: document date
Price per Square Foot

On this color-coded map, view the price paid per square foot around the subject property.

Property Tax

<table>
<thead>
<tr>
<th>Market Value</th>
<th>2016/2017</th>
<th>2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land market value</td>
<td>$9,821,000</td>
<td>$9,978,000</td>
</tr>
<tr>
<td>Building market value</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Market value</td>
<td>$9,821,000</td>
<td>$9,978,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Assessed Value</th>
<th>2016/2017</th>
<th>2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market value</td>
<td>$9,821,000</td>
<td>$9,978,000</td>
</tr>
<tr>
<td>Assessment ratio</td>
<td>45%</td>
<td>45%</td>
</tr>
<tr>
<td>Maximum assessed value</td>
<td>$4,419,450</td>
<td>$4,490,100</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transitional Value</th>
<th>2016/2017</th>
<th>2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transitional value</td>
<td>$3,579,218</td>
<td>$3,892,151</td>
</tr>
<tr>
<td>Transitional exemption value</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Transitional net assessed value</td>
<td>$3,579,218</td>
<td>$3,892,151</td>
</tr>
</tbody>
</table>
Property Tax

Current tax is calculated by multiplying the taxable value (the assessed value minus any exemptions) by the tax rate. The city also grants some properties incentives called tax abatements, which are subtracted directly from the current tax. This results in the property tax, the amount the current owner pays.

<table>
<thead>
<tr>
<th>Tax description</th>
<th>Billable 16/17</th>
<th>Tax rate 16/17</th>
<th>Tax amount 16/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current tax</td>
<td>$3,579,218</td>
<td>* 10.5740%</td>
<td>$378,469.51</td>
</tr>
<tr>
<td>Total abatements</td>
<td></td>
<td>-</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property tax</td>
<td>=</td>
<td></td>
<td>$378,469.50</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax description</th>
<th>Billable 17/18</th>
<th>Tax rate 17/18</th>
<th>Tax amount 17/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current tax</td>
<td>$3,892,151</td>
<td>* 10.5740%</td>
<td>$411,556.05</td>
</tr>
<tr>
<td>Total abatements</td>
<td></td>
<td>-</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property tax</td>
<td>=</td>
<td></td>
<td>$411,556.05</td>
</tr>
</tbody>
</table>

For more information, you can view this property's assessment, tax bill, and account statements by clicking here and entering the Borough, Block, & Lot.

Exemptions and Tax Abatements

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and nonprofit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. Some of this data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the J-51 Program and the 421a Program.

We believe that no exemptions or abatements currently apply to this property.

Tentative Values

Every year in January, the NYC Department of Finance Commissioner publishes the tentative property assessment roll for the current fiscal year. All properties are valued by law according to their condition on the taxable status date of January 5th. Owners who believe that the Department of Finance has used incorrect information to determine their market value may file forms providing corrections. After Finance verifies the complaints, the agency will make any corrections before the final assessment roll is published on May 25. The final roll will also include changes, based on the decisions made by the New York City Tax Commission, an independent City agency, as well as new information Finance gathers about abatements, exemptions and other adjustments. In June, Finance will use the final roll and new tax rates adopted by the City Council to generate property tax bills for the fiscal year beginning July 1st.

<table>
<thead>
<tr>
<th>Tentative Transitional Values</th>
<th>Tentative Actual Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tentative transitional land</td>
<td>$3,892,151</td>
</tr>
<tr>
<td>Tentative transitional total</td>
<td>$3,892,151</td>
</tr>
<tr>
<td>Tentative exempt land</td>
<td>$0</td>
</tr>
<tr>
<td>Tentative exempt total</td>
<td>$0</td>
</tr>
</tbody>
</table>

| Tentative actual land         | $4,490,100              |
| Tentative actual total        | $4,490,100              |
| Tentative actual exempt land  | $0                      |
| Tentative actual exempt total | $0                      |

Assessment History

<table>
<thead>
<tr>
<th>Year</th>
<th>Building class</th>
<th>Market value</th>
<th>Assessed value</th>
<th>Taxable</th>
<th>Tax rate%</th>
<th>Base tax</th>
<th>Property tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/17</td>
<td>V1</td>
<td>$9,921,000</td>
<td>$4,419,450</td>
<td>$3,579,218</td>
<td>10.574%</td>
<td>$378,467</td>
<td>$378,467</td>
</tr>
<tr>
<td>2015/16</td>
<td>V1</td>
<td>$8,732,000</td>
<td>$3,929,400</td>
<td>$3,104,895</td>
<td>10.856%</td>
<td>$330,858</td>
<td>$330,858</td>
</tr>
<tr>
<td>2014/15</td>
<td>V1</td>
<td>$8,026,000</td>
<td>$3,611,700</td>
<td>$2,735,778</td>
<td>10.884%</td>
<td>$292,291</td>
<td>$292,291</td>
</tr>
<tr>
<td>2013/14</td>
<td>V1</td>
<td>$6,689,165</td>
<td>$3,010,124</td>
<td>$2,373,285</td>
<td>10.323%</td>
<td>$264,994</td>
<td>$244,994</td>
</tr>
<tr>
<td>2012/13</td>
<td>V1</td>
<td>$6,501,000</td>
<td>$2,925,450</td>
<td>$1,948,315</td>
<td>10.288%</td>
<td>$200,443</td>
<td>$200,443</td>
</tr>
<tr>
<td>2011/12</td>
<td>V1</td>
<td>$4,550,760</td>
<td>$2,047,842</td>
<td>$1,499,589</td>
<td>10.152%</td>
<td>$152,238</td>
<td>$152,238</td>
</tr>
<tr>
<td>2010/11</td>
<td>V1</td>
<td>$9,627,231</td>
<td>$4,332,254</td>
<td>$2,549,675</td>
<td>10.312%</td>
<td>$262,922</td>
<td>$262,922</td>
</tr>
<tr>
<td>2009/10</td>
<td>V1</td>
<td>$8,312,500</td>
<td>$3,740,625</td>
<td>$1,950,523</td>
<td>10.428%</td>
<td>$203,362</td>
<td>$203,362</td>
</tr>
</tbody>
</table>
### (no-address)

<table>
<thead>
<tr>
<th>Year/Code</th>
<th>V1</th>
<th>Residential, 1 fam</th>
<th>Residential, 2 fam</th>
<th>Walkups</th>
<th>Condos</th>
<th>Elevator</th>
<th>Commercial</th>
<th>Stores &amp; lofts</th>
<th>Theatres &amp; hotels</th>
<th>Offices</th>
<th>Parking</th>
<th>Mixed use</th>
<th>Residential &amp; Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008/09</td>
<td></td>
<td>$4,090,000</td>
<td>$1,840,500</td>
<td>$1,457,100</td>
<td>10.241%</td>
<td>$149,222</td>
<td>$149,222</td>
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<tr>
<td>2007/06</td>
<td></td>
<td>$3,150,000</td>
<td>$1,417,500</td>
<td>$1,317,600</td>
<td>10.059%</td>
<td>$132,537</td>
<td>$132,537</td>
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<td></td>
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<tr>
<td>2006/07</td>
<td></td>
<td>$3,150,000</td>
<td>$1,417,500</td>
<td>$1,262,880</td>
<td>10.997%</td>
<td>$138,879</td>
<td>$138,879</td>
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<td>2005/06</td>
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<td>$2,970,000</td>
<td>$1,336,500</td>
<td>$1,204,380</td>
<td>11.308%</td>
<td>$136,167</td>
<td>$136,167</td>
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<tr>
<td>2004/05</td>
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<td>$2,830,000</td>
<td>$1,273,500</td>
<td>$1,162,080</td>
<td>11.558%</td>
<td>$134,313</td>
<td>$134,313</td>
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<tr>
<td>2003/04</td>
<td></td>
<td>$2,540,000</td>
<td>$1,143,000</td>
<td>$1,132,380</td>
<td>11.431%</td>
<td>$129,442</td>
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### Tax per Square Foot

This map shows property tax in correlation with square footage of the property.

### Development & Use

#### Building Class

The building class specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).

### Zoning

New York City is divided into three basic zoning districts: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.

https://www.propertyshark.com/mason/Property-Report/?propkey=945647
(no-address)

Manufacturing

Rezoning Projects
No Rezoning Projects found.

For more information about zoning district regulations, click here.

This map was created from the NYC Department of City Planning's online zoning map files. It includes updates found in those files through 12/15/16.

Manufacturing

M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. M3 districts are usually located near the waterfront and buffered from residential areas. M3-1 districts have a maximum floor area ratio (FAR) of 2.0 and a maximum base height before setback of 60 feet. They are subject to the same parking requirements as M1-1, M1-2, M1-3, M2-1 and M2-2 districts. More info

M1 districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. More info

Map Disclaimer: Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution.

Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

<table>
<thead>
<tr>
<th>Area of lot in square feet</th>
<th>227,238</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR</td>
<td>2</td>
</tr>
<tr>
<td>Maximum usable floor area of building</td>
<td>454,476</td>
</tr>
</tbody>
</table>

Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

<table>
<thead>
<tr>
<th>Maximum usable floor area</th>
<th>454,476</th>
</tr>
</thead>
<tbody>
<tr>
<td>Usable floor area</td>
<td>0</td>
</tr>
<tr>
<td>Unused buildable square feet (<em>air rights</em>)</td>
<td>454,476</td>
</tr>
</tbody>
</table>

Available Air Rights

<table>
<thead>
<tr>
<th>Opportunity by parcel</th>
<th>Very little opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above 250,000 sq ft</td>
<td>30,000 - 60,000 sq ft</td>
</tr>
<tr>
<td>100,000 - 250,000 sq ft</td>
<td>10,000 - 30,000 sq ft</td>
</tr>
<tr>
<td>60,000 - 100,000 sq ft</td>
<td>Below 10,000 sq ft</td>
</tr>
<tr>
<td>No opportunity</td>
<td></td>
</tr>
</tbody>
</table>

Commercial FAR

2
This planimetric map shows features such as retaining walls, sidewalks, medians, curbs, and roadbeds that have been digitized from aerial photography. These features must be taken into consideration when determining how a new building, or extensions to an existing building, are situated within the lot. They can also affect the maximum height that can be built.

Complaints & Violations

HPD Violations

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.

ECB Violations

There are eleven city agencies that administer the City’s quality-of-life laws and issue Notices of Violation (NOVs) for alleged violations. The ECB is a separate and independent agency that hears challenges to those NOVs. The agencies that issue the most violations for real estate are:

- Department of Buildings (DOB)
- Department of Environmental Protection (DEP)
- Fire Department
- Landmarks Preservation Commission (LPC)
- Department of Sanitation

PropertyShark obtains its ECB NOV records from the DOB and updates them nightly. Records go back to 1988.

No records found.

For more information about the ECB and the types of NOVs that it handles, visit its home page.

Neighborhood

Distance to Schools
Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

School district

10

Attendance Elementary School(s)

<table>
<thead>
<tr>
<th>School</th>
<th>School code</th>
<th>Distance (miles)</th>
<th>Principal</th>
<th>Phone number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ps 310 Marble Hill</td>
<td>10X310</td>
<td>0.556</td>
<td>Ms. Elizabeth Cardona</td>
<td>795-9434</td>
</tr>
</tbody>
</table>

Nearest Public Elementary School (not zoned)

<table>
<thead>
<tr>
<th>School</th>
<th>School code</th>
<th>Distance (miles)</th>
<th>Principal</th>
<th>Phone number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ps 15 Inst For Environ Lrng</td>
<td>10X015</td>
<td>0.575</td>
<td>Ms. Tara Edmonds</td>
<td>563-0473</td>
</tr>
</tbody>
</table>

Nearest Private Elementary School

<table>
<thead>
<tr>
<th>School</th>
<th>School code</th>
<th>Distance (miles)</th>
<th>Principal</th>
<th>Phone number</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Nicholas Of Tolentine Es</td>
<td>10X366</td>
<td>0.418</td>
<td>Mr. Raymond a. Lomupo</td>
<td>364-5110</td>
</tr>
</tbody>
</table>

Find more info at NYC Department of Education

Distance to Subway

On this color-coded map, view the nearest subway station for each building.

Urban Landscape Maps

Closest station: 10th Ave - 215th St at SE corner
Station lines: 1
Distance (ft): 1,684
Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code 10468.

Population Demographics

Total population: 72,683
Female population: 53.1%
Male population: 46.9%
Median age: 31.9
Male median age: 30.2
Female median age: 33.7

Race & Ethnicity

- White: 13.5%
- Black or African American: 22.7%
- American Indian: 0.7%
- Asian: 4.1%
- Other: 59.0%

Education

- No highschool: 14.9%
- Some highschool or college: 65.8%
- Bachelor's degree: 10.7%

Other

- Citizens: 74.3%
- Citizens born in US: 48.8%
- English speakers: 76.4%

Journey to Work

- Work in a metropolitan area: 99.7%
- Work in a micropolitan area: 0.1%
- Work at home: 3.9%
- Go to work by car: 18.1%
- Go to work after 10 am: 23.0%

Economic/Employment

- Average household income: $43,225
- White collar: 81.5%
- Blue collar: 18.6%

Housing

- Family households: 67.3%
- Households with kids: 41.5%
- Housing units: 26,089
- Occupied housing units: 24,195
- Owner occupied units: 8.4%
- Average number of people per household: 2.95
- Median year structure built: 1939
- Houses with mortgages: 63.5%

Wealth

- Median value for units with a mortgage: $215,700
- Median value for units without a mortgage: $115,900
- Median gross rent: $1,129
- Median housing costs per month: $1,128
- Population in poverty: 32.6%
Toxic Sites

Get a Phase I Environmental Report Site Assessment or a Home Environmental Database Report for this property directly from Toxics Targeting by accessing this link.

This screening map, provided to PropertyShark by Toxics Targeting, shows environmental hazards such as toxic dumps, garbage landfills, leaking tanks, hazardous waste sites, and pollution discharges reported by local, state and federal government authorities.

Call 800-2-TOXICS (800-286-9427 NYS only) or 667-273-3381 for more info.

Toxic Sites

Toxic site data reported for this property: No
Neighboring toxic sites: No
Total toxic sites near the property: No

Leaking Tanks and Spills:
- MTBE Spill
- Tank Failure
- Tank Test Failure

Spill greater than 25 gal/lbs
Gasoline Spill

Superfund, Brownfields and Solid Waste:
- US Superfund Priority Site
- NY Superfund Site
- US Superfund/CERCLIS Site

Brownfield Site
Hazardous Substance Study
Solid Waste Facility

Map Disclaimer: Mapped locations are approximate; identified sites based on current and/or historic information; site symbols can refer to large properties; additional toxic sites are not mapped; contamination problems can impact properties far from toxic sources; sites include known and potential hazards; regulatory status of sites may have changed.

Fema Flood Zones Map

On this map, you can see if the property is located in a special flood hazard area.

Moderate to Low Risk Areas
- X <1% ACF
- 0.2 PCT ACPH* < 1% ACF

High Risk Areas
- A 1% ACF, no base flood elevations
- AE 1% ACF, periodic base flood elevations

High Risk-Coastal Areas
- VE 1% ACF + Storm Waves

Open Water
- Floodway
- COBRA **

* 0.2% Annual Chance of Flood Hazard
** Coastal Barrier Resources System Area
ACF = Annual Chance of Flooding

Note: This map was constructed using Fema Flood DFIRM data set. It does not take into account changes made after Hurricane Sandy.
Hurricane Evacuation Zones

This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.

* Zone 2, 7

Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this website.

Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.
Overview

Address
Zip code: 10468
Borough: Bronx
Block & lot: 03245-0003
Sanborn map: 214 034
Tax map: 21111

Building Conversion
Former block & lot: 03244-0001
Active: Yes

Owner
Name: New York Central Line
Address: 500 Water St #C910
Jacksonville, FL 32202-4445

Purchase date: 08/27/2004
Purchase price: $25,283,125

Property Taxes
Tax class: 4
Tax assessor's market value: $6,236,000
Projected tax assessor's market value: $6,236,000
Current tax bill: $256,562
Projected tax bill: $273,226

Neighborhood
Neighborhood: Marble Hill
Community district: 7
Closest police station: 0.88 Miles
Closest fire station: 0.91 Miles
School district number: 10
Census tract: 269

Hazards & Environment
Toxic site on this property: No
Neighboring toxic sites: No
Have your listing displayed in front of thousands of potential buyers by posting it in our commercial for sale section. This enables you to:

Market your listing for free - no subscription required.
Reach a targeted audience - thousands of real estate investors visit our commercial for sale section each month.
Promote your listing in great detail - specify the type of property, upload photos, floor plans and much more.

Sale & Property History

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Amount</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/27/2004</td>
<td>Deed transfer recorded</td>
<td>$17,575,750</td>
<td></td>
</tr>
</tbody>
</table>

Registered Owner

New York Central Line
500 Water St #C910
Jacksonville, FL 32202-4445
Source: Assessment Roll
Last recorded: 01/17/2017

Ownership

See past the LLC: three ways to unmask the real owner

Title History

Liens

No records found.

Title Documents

Click here to see title documents filed prior to this property conversion.

Subscribers to our Property Reports service can link directly to title documents in ACRIS.

Records go back to about 1966.

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Amount</th>
<th>Party 1</th>
<th>Party 2</th>
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</thead>
<tbody>
<tr>
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<td>R</td>
<td></td>
<td>New York Central LLC</td>
<td>CSX Transportation INC</td>
</tr>
<tr>
<td>9/28/2007</td>
<td>D</td>
<td></td>
<td>500 Water Street</td>
<td>500 Water Street</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Jacksonville FL 32202</td>
<td>Jacksonville FL 32202</td>
</tr>
</tbody>
</table>

| 3/31/2005  | R                           | $25,283,125      | Consolidated Rail Corporation| NYC, in C                   |
| 8/27/2004  | D                           |                  | C/O Joel Pangborn Esq        | C/O Joel Pangborn Esq        |
|            |                             |                  | 500 Water Street C1115       | 500 Water Street C1115       |
|            |                             |                  | Jacksonville FL 32202        | Jacksonville FL 32202        |

| 2/24/2005  | R                           |                  | NYC, INC.                    | NYC, INC.                    |
| 8/27/2004  | D                           |                  | C/O Joel Pangborn, Esq       | C/O Joel Pangborn, Esq       |
|            |                             |                  | 500 Water Street C115        | 500 Water Street C115        |
|            |                             |                  | Jacksonville FL 32202        | Jacksonville FL 32202        |

<p>| 2/24/2005  | R                           |                  | CSX Corporation              | CSX Transportation, INC      |
| 8/27/2004  | D                           |                  | C/O Joel Pangborn, Esq       | 500 Water Street C115        |
|            |                             |                  | Jacksonville FL 32202        | Jacksonville FL 32202        |</p>
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<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Seller Name</th>
<th>Address</th>
<th>Buyer Name</th>
<th>Address</th>
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<tr>
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<td>R</td>
<td>NYC real property transfer tax (M)</td>
<td>CSX Northeast Holding Corp.</td>
<td>CSX Corporation</td>
<td>C/O Joel Pangborn, Esq. - 500 Water Street, C115 Jacksonville FL 32202</td>
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<tr>
<td>8/27/2004</td>
<td>D</td>
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<td>CSX Rail Holding Corp.</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Norfolk Southern Corporation</td>
<td>CSX Northeast Holding Corp. C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 Commercial Place Norfolk VA 23510</td>
<td>CSX Northeast Holding Corp. C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>CSX Rail Holding Corp.</td>
<td>CSX Northeast Holding Corp. C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>C/O Joel Pangborn, Esq,</td>
<td>CSX Northeast Holding Corp. C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>500 Water Street</td>
<td>CSX Northeast Holding Corp. C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Jacksonville FL 32202</td>
<td>CSX Northeast Holding Corp. C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
<td></td>
</tr>
<tr>
<td>2/24/2005</td>
<td>R</td>
<td>NYC real property transfer tax (M)</td>
<td>CRR Holding LLC</td>
<td>CRR Holdings LLC</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td>8/27/2004</td>
<td>D</td>
<td></td>
<td>C/O Joel Pangborn, Esq,</td>
<td>CRR Holdings LLC</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
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<tr>
<td></td>
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<td></td>
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<td>CRR Holdings LLC</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
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<td></td>
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<tr>
<td>2/24/2005</td>
<td>R</td>
<td>NYC real property transfer tax (M)</td>
<td>Green Acquisition CORP.</td>
<td>Connall, INC.</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td>8/27/2004</td>
<td>D</td>
<td></td>
<td>C/O Joel Pangborn, Esq,</td>
<td>Connall, INC.</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>500 Water Street</td>
<td>Connall, INC.</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Jacksonville FL 32202</td>
<td>Connall, INC.</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td>2/24/2005</td>
<td>R</td>
<td>NYC real property transfer tax (M)</td>
<td>Consolidated Rail Corporation</td>
<td>Consolidated Rail Corporation</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td>8/27/2004</td>
<td>D</td>
<td></td>
<td>C/O Joel Pangborn, Esq,</td>
<td>Consolidated Rail Corporation</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>500 Water Street</td>
<td>Consolidated Rail Corporation</td>
<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td></td>
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<td>Jacksonville FL 32202</td>
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<td>C/O Joel Pangborn, Esq, 500 Water Street, C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td>2/24/2005</td>
<td>R</td>
<td>NYC real property transfer tax (M)</td>
<td>$17,575,750</td>
<td>NYC, in C</td>
<td>C/O Joel Pangborn Esq 500 Water Street C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>C/O Joel Pangborn Esq</td>
<td>NYC, in C</td>
<td>C/O Joel Pangborn Esq 500 Water Street C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>500 Water Street</td>
<td>NYC, in C</td>
<td>C/O Joel Pangborn Esq 500 Water Street C115 Jacksonville FL 32202</td>
</tr>
<tr>
<td>7/12/2000</td>
<td>R</td>
<td>Deed (M)</td>
<td>Consolidated Rail Corporation</td>
<td>New York Central Lines LLC</td>
<td></td>
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<tr>
<td>6/7/1985</td>
<td>R</td>
<td>Court order (M)</td>
<td>City of New York</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7/19/1984</td>
<td>R</td>
<td>Deed (M)</td>
<td>Commissioner of Finance</td>
<td>City of New York</td>
<td></td>
</tr>
<tr>
<td>7/11/1984</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The map is based only on valid sales with a recorded price over $1000.

Price per Square Foot

* Most recent sale: 8/27/2004
Property Tax

Market Value

City Assessors estimate a property’s market value, based on available information related to: sales, cost, and income (where applicable). While market value is traditionally defined as what the property would sell for on the open market, for tax purposes, market value refers to the Assessor’s estimate.

To identify true market value, please check out Property Shark’s Comparables tool, to compare any parcel against recently closed transactions of similar properties nearby.

<table>
<thead>
<tr>
<th></th>
<th>2016/2017</th>
<th>2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land market value</td>
<td>$6,236,000</td>
<td>$6,236,000</td>
</tr>
<tr>
<td>Building market value</td>
<td>+ $0</td>
<td>+ $0</td>
</tr>
<tr>
<td>Market value</td>
<td>= $6,236,000</td>
<td>= $6,236,000</td>
</tr>
</tbody>
</table>

Assessed Value

The assessed value of a parcel is used to determine property taxes. Assessed value is calculated by multiplying market value by the level of assessment (a pre-determined percentage of the market value). Also known as the assessment ratio, it is 6% for Tax Class 1 and 4-45% for Tax Classes 2, 3, & 4, and is subject to limits on annual increases for Tax Classes 1, 2a, 2b, & 2c.

<table>
<thead>
<tr>
<th></th>
<th>2016/2017</th>
<th>2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market value</td>
<td>$6,236,000</td>
<td>$6,236,000</td>
</tr>
<tr>
<td>Assessment ratio</td>
<td>* 45%</td>
<td>* 45%</td>
</tr>
<tr>
<td>Maximum assessed value</td>
<td>= $2,806,200</td>
<td>= $2,806,200</td>
</tr>
</tbody>
</table>

Transitional Value

Increases to the assessed value are phased in over a five-year period (20% each year) to ease the burden of the higher rate. The transitional assessed value is a limit on the portion of the assessed value introduced to the tax base.

<table>
<thead>
<tr>
<th></th>
<th>2016/2017</th>
<th>2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transitional value</td>
<td>$2,426,352</td>
<td>$2,583,942</td>
</tr>
<tr>
<td>Transitional exemption value</td>
<td>- $0</td>
<td>- $0</td>
</tr>
<tr>
<td>Transitional net assessed value</td>
<td>= $2,426,352</td>
<td>= $2,583,942</td>
</tr>
</tbody>
</table>

Taxable Value

The taxable value, for 2016/2017, is the smaller of the city’s maximum assessed value and the transitional net assessed value.

<table>
<thead>
<tr>
<th>Tax description</th>
<th>Billable value 16/17</th>
<th>Tax rate 16/17</th>
<th>Tax amount 16/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current tax</td>
<td>$2,426,352</td>
<td>* 10.5740%</td>
<td>= $256,562.46</td>
</tr>
<tr>
<td>Total abatements</td>
<td>-</td>
<td>-</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property tax</td>
<td>=</td>
<td></td>
<td>= $256,562.00</td>
</tr>
</tbody>
</table>
For more information, you can view this property's assessment, tax bill, and account statements by clicking here and entering the Borough, Block, & Lot.

Exemptions and Tax Abatements

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and nonprofit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. Some of this data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the J-51 Program and the 421a Program.

We believe that no exemptions or abatements currently apply to this property.

Tentative Values

Every year in January, the NYC Department of Finance Commissioner publishes the tentative property assessment roll for the current fiscal year. All properties are valued by law according to their condition on the taxable status date of January 5th. Owners who believe that the Department of Finance has used incorrect information to determine their market value may file forms providing corrections. After Finance verifies the complaints, the agency will make any corrections before the final assessment roll is published on May 25. The final roll will also include changes, based on the decisions made by the New York City Tax Commission, an independent City agency, as well as new information Finance gathers about abatements, exemptions and other adjustments. In June, Finance will use the final roll and new tax rates adopted by the City Council to generate property tax bills for the fiscal year beginning July 1st.

<table>
<thead>
<tr>
<th>Tentative Transitional Values</th>
<th>Tentative Actual Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tentative transitional land</td>
<td>$2,583,942</td>
</tr>
<tr>
<td>Tentative transitional total</td>
<td>$2,583,942</td>
</tr>
<tr>
<td>Tentative exempt land</td>
<td>$0</td>
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<tr>
<td>Tentative exempt total</td>
<td>$0</td>
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</table>

Assessment History

<table>
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<tr>
<th>Year</th>
<th>Building class</th>
<th>Market value</th>
<th>Assessed value</th>
<th>Taxable</th>
<th>Tax rate%</th>
<th>Base tax</th>
<th>Property tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/17</td>
<td>V1</td>
<td>$6,236,000</td>
<td>$2,806,200</td>
<td>$2,426,352</td>
<td>10.574%</td>
<td>$256,562</td>
<td>$256,562</td>
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<tr>
<td>2015/16</td>
<td>V1</td>
<td>$5,940,000</td>
<td>$2,673,000</td>
<td>$2,112,883</td>
<td>10.655%</td>
<td>$225,149</td>
<td>$225,149</td>
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<tr>
<td>2014/15</td>
<td>V1</td>
<td>$5,462,000</td>
<td>$2,467,000</td>
<td>$2,172,634</td>
<td>10.684%</td>
<td>$232,124</td>
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<tr>
<td>2013/14</td>
<td>V1</td>
<td>$4,836,502</td>
<td>$2,176,426</td>
<td>$2,176,426</td>
<td>10.323%</td>
<td>$224,672</td>
<td>$224,672</td>
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<tr>
<td>2012/13</td>
<td>V1</td>
<td>$4,485,000</td>
<td>$2,018,250</td>
<td>$1,997,661</td>
<td>10.288%</td>
<td>$205,519</td>
<td>$205,519</td>
</tr>
<tr>
<td>2011/12</td>
<td>V1</td>
<td>$2,753,000</td>
<td>$1,238,850</td>
<td>$1,238,850</td>
<td>10.152%</td>
<td>$125,768</td>
<td>$125,768</td>
</tr>
<tr>
<td>2010/11</td>
<td>V1</td>
<td>$2,665,768</td>
<td>$1,199,596</td>
<td>$619,629</td>
<td>10.312%</td>
<td>$63,896</td>
<td>$63,896</td>
</tr>
<tr>
<td>2009/10</td>
<td>V1</td>
<td>$2,660,000</td>
<td>$1,197,000</td>
<td>$419,490</td>
<td>10.428%</td>
<td>$43,736</td>
<td>$43,736</td>
</tr>
<tr>
<td>2008/09</td>
<td>V1</td>
<td>$621,000</td>
<td>$279,450</td>
<td>$214,650</td>
<td>10.241%</td>
<td>$21,982</td>
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<tr>
<td>2007/08</td>
<td>V1</td>
<td>$469,000</td>
<td>$211,050</td>
<td>$189,810</td>
<td>10.059%</td>
<td>$19,093</td>
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<td>2006/07</td>
<td>V1</td>
<td>$469,000</td>
<td>$211,050</td>
<td>$178,650</td>
<td>10.997%</td>
<td>$19,646</td>
<td>$19,646</td>
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<tr>
<td>2005/06</td>
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<td>$442,000</td>
<td>$196,900</td>
<td>$167,490</td>
<td>11.305%</td>
<td>$18,936</td>
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<tr>
<td>2004/05</td>
<td>V1</td>
<td>$384,000</td>
<td>$172,800</td>
<td>$158,760</td>
<td>11.558%</td>
<td>$18,349</td>
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<tr>
<td>2003/04</td>
<td>V1</td>
<td>$345,000</td>
<td>$155,250</td>
<td>$155,250</td>
<td>11.431%</td>
<td>$17,747</td>
<td>$17,747</td>
</tr>
</tbody>
</table>

Tax per Square Foot

https://www.propertyshark.com/mason/Property-Report/?propay=945652
Development & Use

Building Class

The building class specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found here.

Zoning

New York City is divided into three basic zoning districts: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.

Zoning Designation

Manufacturing: M1-1

Rezoning Projects

No Rezoning Projects found.

For more information about zoning district regulations, click here.

This map was created from the NYC Department of City Planning's online zoning map files. It includes updates found in those files through 12/15/16.
Characterized by loading bays, M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. More Info

Map Disclaimer: Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution.

Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

<table>
<thead>
<tr>
<th>Area of lot in square feet</th>
<th>253,080</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR</td>
<td>x 1</td>
</tr>
<tr>
<td>Maximum usable floor area of building</td>
<td>= 253,080</td>
</tr>
</tbody>
</table>

Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

<table>
<thead>
<tr>
<th>Maximum usable floor area</th>
<th>253,080</th>
</tr>
</thead>
<tbody>
<tr>
<td>Usable floor area</td>
<td>- 0</td>
</tr>
<tr>
<td>Unused buildable square feet (&quot;air rights&quot;)</td>
<td>= 253,080</td>
</tr>
</tbody>
</table>

Opportunity by parcel

<table>
<thead>
<tr>
<th>Opportunity by parcel</th>
<th>Very little opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above 250,000 sqft</td>
<td>30,000 - 60,000 sqft</td>
</tr>
<tr>
<td>100,000 - 250,000 sqft</td>
<td>10,000 - 30,000 sqft</td>
</tr>
<tr>
<td>60,000 - 100,000 sqft</td>
<td>Below 10,000 sqft</td>
</tr>
<tr>
<td>No opportunity</td>
<td></td>
</tr>
</tbody>
</table>

Commercial FAR

Facility FAR

1
2.4

Planimetric Map
Complaints & Violations

HPD Violations

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.

This map shows housing violations in residential buildings, giving more weight to more recent and more severe violations.

Click on the map to expand.

We do not have any record of violations in our database, Status can be verified here.

ECB Violations

There are eleven city agencies that administer the City's quality-of-life laws and issue Notices of Violation (NOVs) for alleged violations. The ECB is a separate and independent agency that hears challenges to those NOVs. The agencies that issue the most violations for real estate are:

- Department of Buildings (DOB)
- Department of Environmental Protection (DEP)
- Fire Department
- Landmarks Preservation Commission (LPC)
- Department of Sanitation

PropertyShark obtains its ECB NOV records from the DOB and updates them nightly. Records go back to 1988.

No records found.

For more information about the ECB and the types of NOVs that it handles, visit its home page.

Neighborhood

Distance to Schools

<table>
<thead>
<tr>
<th>Elementary School</th>
<th>Middle School</th>
<th>High School</th>
<th>University</th>
</tr>
</thead>
</table>

https://www.propertyshark.com/mason/Property-Report/?propkey=945652
This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

### Attendance Elementary School(s)

<table>
<thead>
<tr>
<th>School</th>
<th>School code</th>
<th>Distance (miles)</th>
<th>Principal</th>
<th>Phone number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ps 310 Marble Hill</td>
<td>10X310</td>
<td>0.373</td>
<td>MS. Elizabeth Cardona</td>
<td>796-9434</td>
</tr>
</tbody>
</table>

### Nearest Public Elementary School (not zoned)

- **Washington Heights Academy**: 06M366, 0.675 miles, Principal MR. Renzo Martinez, Phone number 304-3320

### Nearest Private Elementary School

- **St Nicholas Of Tolentine Es**: 10X366, 0.51 miles, Principal MR. Raymond a. Lomupo, Phone number 364-5110

Find more info at [NYC Department of Education](#)

### Distance to Subway

On this color-coded map, view the nearest subway station for each building.

- **Closest station**: 10th Ave - 215th St at NE corner
- **Station lines**: 1
- **Distance (ft)**: 1,575

### Urban Landscape Maps

[Hide ▲](#)
I.2010 and later
0.2000 - 2009
0.1990 - 1999
0.1970 - 1989
0.1950 - 1969
0.1900 - 1949
0.1900 and earlier
0.No Data

Click on the map to expand.

Building Stories
On this map, view the number of stories per building.

Click on the map to expand.

Demographics By Zip Code
Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code 10468.

Population Demographics
Total population: 72,683
Female population: 53,1%
Male population: 46,9%
Median age: 31.9
Male median age: 30.2
Female median age: 33.7

Race & Ethnicity
White: 13.5%
Black or African American: 22.7%
American Indian: 0.7%
Asian: 4.1%
Other: 59.0%

Education
No high school: 14.9%
Some high school or college: 65.8%
Bachelor's degree: 10.7%

Other
Citizens: 74.3%
Citizens born in US: 48.8%
English speakers: 76.4%

Journey to Work
Work in a metropolitan area: 99.7%
Work in a micropolitan area: 0.1%
Work at home: 3.9%
Go to work by car: 18.1%
Go to work after 10 am: 23.0%

Economic/Employment
Average household income: $43,225
White collar: 81.5%
Blue collar: 18.6%

Housing
Family households: 67.3%
Households with kids: 41.5%
Housing units: 26,089
Occupied housing units: 24,195
Owner occupied units: 8.4%
Average number of people per household: 2.95
Median year structure built: 1939
Houses with mortgages: 63.5%

Wealth
Median value for units with a mortgage: $215,700
Median value for units without a mortgage: $115,900
Median gross rent: $1,129
Median housing costs per month: $1,128
Population in poverty: 32.6%
Toxic Sites

Get a Phase I Environmental Report Site Assessment or a Home Environmental Database Report for this property directly from Toxics Targeting by accessing this link.

This screening map, provided to PropertyShark by Toxics Targeting, shows environmental hazards such as toxic dumps, garbage landfills, leaking tanks, hazardous waste sites, and pollution discharges reported by local, state and federal government authorities.

Call 800-2-TOXICS (800-286-9427 NYS only) or 607-273-3391 for more info.

Toxic Sites

- Toxic site data reported for this property: No
- Neighboring toxic sites: No
- Total toxic sites near the property: No

Leaking Tanks and Spills:

- MTBE Spill
- Spill greater than 25 gal/liters
- Tank Failure
- Gasoline Spill
- Tank Test Failure
- Spill

Superfund, Brownfields and Solid Waste:

- US Superfund Property Site
- Brownfield Site
- NY Superfund Site
- Hazardous Substance Study
- US Superfund/CERCLIS Site
- Solid Waste Facility

Other Toxic Sites:

- NY Superfund Qualifying Site
- Major Oil Storage Facility
- Haz Waste Corrective Action
- Haz Waste Treatment/Storage/Disposal
- Toxic Release Inventory Site
- Air Discharge Facility
- Wastewater Discharge Site
- Environmental Quality Review
- Chemical Waste Violation
- NYS Endangered Species

Map Disclaimer: Mapped locations are approximate; identified sites based on current and/or historic information; site symbols can refer to large properties; additional toxic sites are not mapped; contamination problems can impact properties far from toxic sources; sites include known and potential hazards; regulatory status of sites may have changed.

Fema Flood Zones Map

On this map, you can see if the property is located in a special flood hazard area.

Click on the map to expand.

Note: This map was constructed using Fema Flood DFIRM data set. It does not take into account changes made after Hurricane Sandy.
FEMA Flood Zoning

FEMA flood zone(s) 0.2,AE,X Out
Coastal barrier resources system area (COBRA) Out
Floodway In
FEMA special flood hazard area
Map panel ID 3604970081G
Map quadrant ID 40073-G8

Distance to...
Compas direction to coastline 142
Nearest distance to 100 year flood zone area (ft) 1
Angle100 188

Hurricane Evacuation Zones

This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.

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