

PearlAudit Property Dossier

Property Intelligence Report

230 Park Avenue

Manhattan • BBL MN013000001 • C5-3

 **BASE-ZONING STATUS**

Over by 2.53 FAR

vs the base-zoning cap — the governing special-district ceiling is unresolved; not a compliance finding

 **FAR UTILIZATION**

17.53 / 15.00

built / max across permitted uses (base zoning)

 **LL97 2030 EXPOSURE**

\$16,141/yr

max exposure, 2030-2034

 **FLOOD ZONE**

Zone X

outside the 1% annual-chance floodplain

-  Time-limited tax benefit expires

 Parking maximums govern

 Gas-piping inspection due (LL152)

 Energy Efficiency Report due (LL87)

 Lighting upgrade + sub-metering (LL88)

 Office→residential conversion screen

 Façade report filed — SAFE (FISP / LL11)

Summary at a glance — every figure below is detailed, sourced, and cited in the full analysis.

COLOR KEY

- Primary ● Favorable ● Caution ● Risk ● Context

Contents

Property Identification	2	Building, Environmental & Occupancy Records	15
Executive Summary	2	Building systems	15
Key Insights	2	Certificate of Occupancy	15
Compliance & Deadlines	3	Environmental	15
Property Details	4	Recorded flood-history service requests	17
Site Plan	5	Below-grade space	18
Building Setbacks	5	Building management — marshal evictions	18
Air Rights Analysis	5	Open violations — the individual records	18
Developable FAR — unused development rights	6	Records excluded from the open counts	18
FAR utilization	6	Assessment, Permits & Development	19
Landmark TDR Snapshot	7	Assessment-appeal outcome	19
Zoning Analysis	7	Commercial storefront (Local Law 157)	19
Underlying District Regulations	8	Asbestos abatements (ACP-7)	19
Special Midtown District	8	Licensed businesses (DCWP)	19
Parking	9	DOB permits & sidewalk shed	19
Carbon Liability (Local Law 97)	10	Development pipeline (DOB filing)	20
Computed emissions derivation (2024-2029)	10	Nearby construction & complaint activity	20
Multi-year emissions trend	10	Site, Climate & Neighborhood Context	20
Electrification split (2030-2034)	11	Flood-insurance claim history (FEMA NFIP)	20
Energy intensity vs peers	11	Terrain (slope & depth to bedrock)	22
Conversion Screen — Office → Residential	11	Nearby recorded sales	22
Ownership & Sale History	11	Neighborhood & Proximity	22
Last recorded sale	11	Flood Risk Assessment	23
Recorded ownership	11	Lot Coverage by Flood Zone	24
Assessed & market value	12	Appendix — Special District Rules	24
Tax-lien-sale status	13	Sources, Method & Limitations	24
Recorded debt — mortgages	13		
Tax-benefit expiry	14		

Property Identification

Address:	230 Park Avenue
Borough:	Manhattan
BBL:	MN013000001

Executive Summary

230 Park Avenue is a 1929-built office building in Manhattan, with 1 unit on record, on a 69,153 sq ft lot, zoned C5-3. No violations are counted as open for this property, and the lot sits outside the high-risk Special Flood Hazard Area on the effective FEMA map. Absence of a record is not a certification — the sections below carry what the files do hold, each with its source and as-of date.

Key Insights

- Built FAR exceeds base zoning — special-district ceiling unresolved**

Built FAR 17.53 exceeds the base as-of-right maximum of 15.00 by 2.53 FAR (per-use base figures are in the Air Rights table). A special-district FAR rule applies to this lot, and whether it sets a different governing ceiling is not established by these records — so whether the building exceeds the GOVERNING ceiling is not established here. The Air Rights and Zoning Analysis sections cite the rule and, where this lot's own subarea resolves, state the figure that rule carries for it and the condition attached to it.
- Parking maximums govern**

In the Manhattan Core — parking maximums govern and citywide minimums do not apply (\$13-10).

🔍 Office→residential conversion screen

Meets the threshold criteria for residential conversion — see the Conversion Screen (§15-01). Eligibility screen, not a determination.

⚠ Time-limited tax benefit expires

ICAP industrial & commercial abatement (NYC Admin. Code §11-268 et seq. (ICAP)) is on this lot's record and fully expires in 2030 — projected to add about \$2,878,660 a year in property tax once it does. Today's tax bill therefore understates the carrying cost after expiry. The figure is a PROJECTION — the abatement amount currently applied to this lot on the assessment roll, which is the amount that falls away at expiry — not a bill, not a guarantee, and it moves with future assessments and rates. See the Tax-benefit expiry section. Source: NYC municipal records (exemption & abatement rolls).

📄 Historical flood-insurance claims in this census tract

This property's CENSUS TRACT carries 2 recorded federal flood-insurance claim(s), but the record is HISTORICAL — the most recent claim on it predates the current flood mapping, so it is long-run context for the area rather than a signal about conditions today. The effective FEMA flood zone shown above remains the current regulatory measure for this lot. AREA-LEVEL context only: FEMA redacts these claims to the census tract and never to the parcel, so this is context for the area and NOT a finding about this property or a determination of its insurability. See the Flood-insurance claim history section. Source: FEMA flood-insurance records (redacted NFIP claims, census-tract level).

📄 Open development filing on record

An open development filing is on record for this lot — a job the record does not show as complete, which means somebody has already put proposed work for this lot in front of the Department of Buildings. Read it before treating the lot as static: the job type, the unit count stated on the filing, owner-reported cost, filing status and any filed floor area are in the Development pipeline section, all as-filed and owner-reported rather than verified. A filing is a record of PROPOSED work: it is not a guarantee of construction and not a determination of what gets built. Source: NYC municipal records (DOB job-application filings).

🔧 Compliance & Deadlines

Computed obligation deadlines from the published NYC compliance rotations (block number / community district / building class) and the posted LL33 energy grade — projections of what is due, not a filed-status record. Verify current filing status with DOB.

⚡ NYC energy grade (LL33)

NYC energy grade B — ENERGY STAR score 83 (calendar-2024 municipal energy benchmarking (Local Law 84); the A-D letter is posted at the building entrance, LL33/LL95 §28-309.12).

🔥 Gas-piping inspection due (LL152)

Next LL152 gas-piping inspection due 12/31/2029 (MN CD 5, §28-318.3) — \$5,000 penalty. Applies to buildings with gas piping (R-3 1-2-family homes exempt).

🔧 Energy Efficiency Report due (LL87)

Next LL87 Energy Efficiency Report (energy audit + retro-commissioning) due 12/31/2030 (§28-308) — covered buildings over 50,000 sq ft, every 10 years; \$3,000 first-year / \$5,000-per-year unfilled penalty. Verify filing status with DOB.

🔍 Lighting upgrade + sub-metering (LL88)

LL88 required lighting brought to current energy code plus sub-metering of covered tenant spaces (over 5,000 sq ft) for buildings over 25,000 sq ft, by Jan 1, 2025 (§28-310 / §28-311). This building's recorded floor area is over that threshold and its recorded occupancy is not a one- or two-family dwelling, so the requirement applies to it. That statutory deadline has passed. Whether this building has filed or completed the work is NOT established by these records — no public filing register for this requirement is published, so the absence of a record here is not evidence that the work is outstanding. Verify completion and current filing status with DOB.

🏢 Façade report filed — SAFE (FISP / LL11)

DOB façade status: SAFE (cycle 9, filed 2025-02-05; §28-302) — the cycle's inspection report is on file and reports no unsafe condition.

📋 No violations counted as open

The DOB file lists 8 records for this lot and none is counted as open: the department's own disposition marks all 8 deleted. The records stay in the public file under their own violation numbers — verify current status with the issuing agency. A negative finding from the public datasets, not a certification of compliance. (DOB / ECB / HPD · NYC municipal records).

📁 Property Details

ZONING DISTRICT

C5-3

LAND USE

Commercial & Office Buildings (05)

NUMBER OF FLOORS

34

LOT AREA

69,153 SF

LOT PERIMETER

1117'-3" ‡

BUILDING CLASS

O4

YEAR BUILT

1929

TOTAL UNITS

1

ASSESSED VALUE

\$188,421,300

‡ full perimeter of the tax-lot polygon (NY State Plane, US survey feet), interior courts included — NOT street frontage; the per-street frontage estimate is in the Zoning Analysis section.

Site Plan

230 Park Avenue

BBL: MN013000001

PearlAudit Site Plan

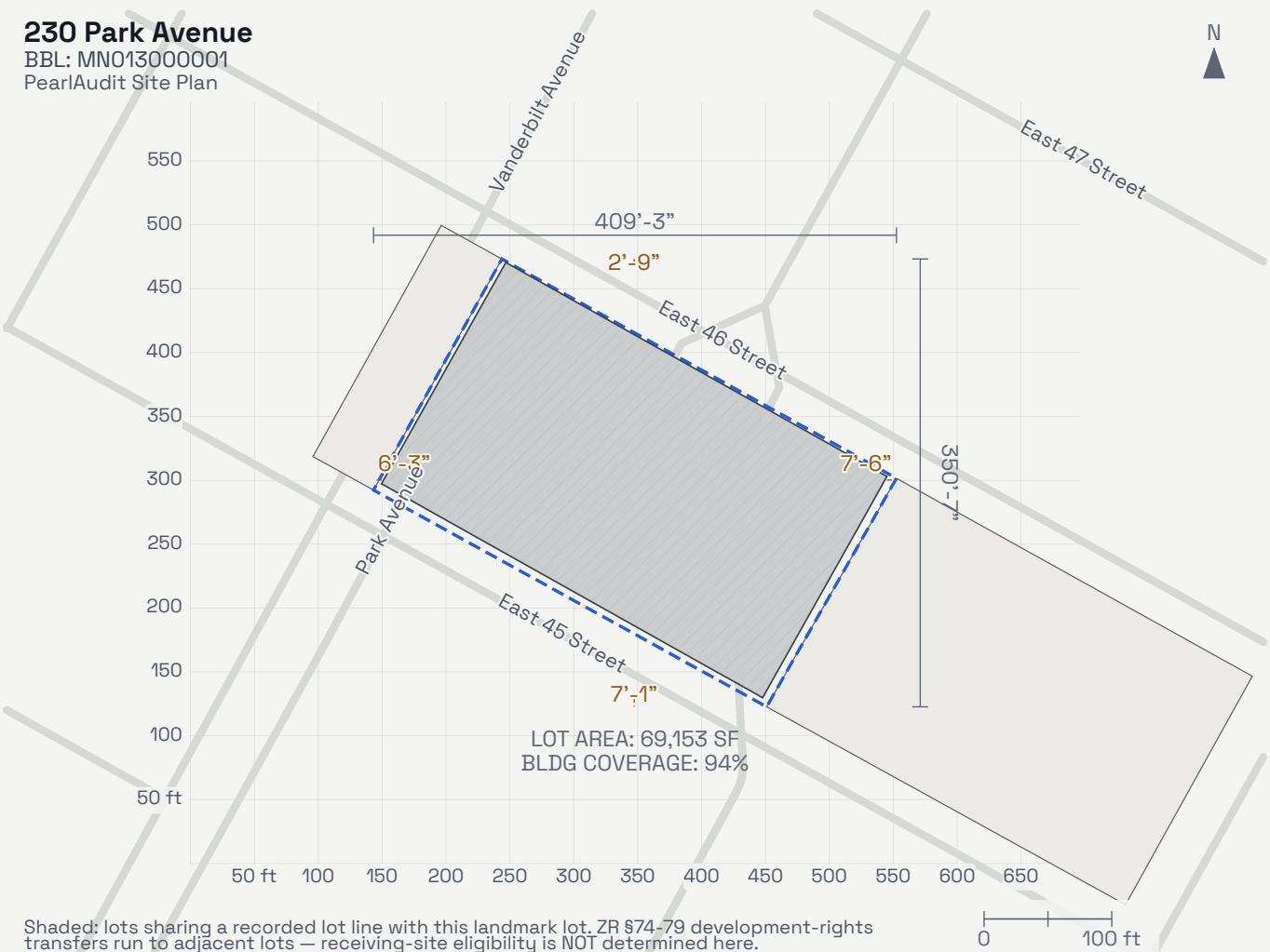


Figure 1: Architectural site plan synthesized from NYC municipal tax-lot and aerial records. (Note: Aerial photogrammetry may cause tall structures to exhibit roofline parallax or overhangs beyond the lot boundary). Not a legal survey.

Building Setbacks

NORTH

2'-9"

EAST

7'-6"

SOUTH

7'-1"

WEST

6'-3"

Method: distance from the tax-lot boundary to the outermost building extent on each compass side (US survey feet) — not surveyed setbacks, and not street-relative front/rear, which requires centerline data.

Air Rights Analysis

BUILT FAR

17.53

LOT AREA BASIS

69,153 SF — NYC municipal lot-area record

USE	MAX FAR	REMAINING FAR	BUILDABLE
Residential	10.00	0.00	0 SF = 0.00 × 69,153 SF
Commercial	15.00	0.00	0 SF = 0.00 × 69,153 SF
Community Facility	15.00	0.00	0 SF = 0.00 × 69,153 SF

Built FAR exceeds base zoning limits by 2.53 FAR

Buildable SF = (max FAR – built FAR) × lot area, floored at zero — FAR values are NYC municipal base-zoning records; lot area per the municipal record

▲ *Special Midtown District: applicable FAR modification(s) on this lot (§ 81-211, § 81-23, § 81-64, § 81-641, § 81-644, § 81-645, § 81-65, § 81-652) — figures here are base zoning; the rule is cited in the Special District Rules appendix. No effective FAR is computed. This lot sits in the Grand Central Transit Improvement Zone subarea, where the district states 27.00 (§ 81-64) and 30.00 (§ 81-64) for a site meeting the "Qualifying Sites (per subarea)" scope; whether this lot meets that scope is not established by these records, so the figures above remain base zoning.*

Developable FAR — unused development rights

⚠ No as-of-right unused development capacity

The building already exceeds its base FAR by 2.53 — there is no as-of-right unused development capacity. Any additional floor area would depend on a special permit, a bonus mechanism, or a recorded lot-area artifact (see the Buildable / Zoning Analysis sections).

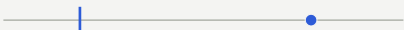
Subject to:

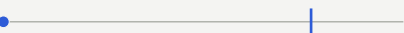
- **Landmark / historic district — not as-of-right** — This lot is individually landmarked. Unused FAR is NOT as-of-right — new floor area requires Landmarks Preservation Commission approval, and unused development rights may instead be transferable to an adjacent lot (ZR §74-79). (ZR §74-79)
- **Special-district FAR rule applies — Special Midtown District** — An applicable Special Midtown District rule modifies the permitted FAR on this lot (ZR §81-211, ZR §81-23, ZR §81-64, ZR §81-641, ZR §81-644, ZR §81-645, ZR §81-65, ZR §81-652). The figure above is BASE zoning only — the special-district value is not folded in, so the governing FAR (and therefore the real headroom) may be lower or higher. See the Special District Rules appendix for the cited rule. (ZR §81-211)
- **Wide/narrow street class unresolved** — The governing FAR depends on whether the lot fronts a wide or narrow street (ZR §12-10), which could not be resolved here. Lot fronts 5 distinct streets (De Pew Place, East 45 Street, East 46 Street, Park Avenue, Vanderbilt Avenue) — corner/through-lot frontage; the governing street is not auto-selected. The figure uses the recorded tax-lot base FAR. (ZR §12-10)

Base-zoning unused floor area with every reducing / qualifying / capacity-adding constraint named and cited. Not an appraisal, a permit, or a guarantee of buildability — special permits, bonuses, and site conditions are not modeled.

WHERE THIS LOT SITS — SAME-ZONING NEIGHBORS

Among 7 same-zoning lots in this block, this lot's built FAR (17.53) is *top quartile* — median 4.36 — and its remaining FAR on the most-permissive-use basis (0.00 FAR) is *bottom quartile* (median 10.64 FAR).

Built FAR  this lot 17.53 · median 4.36

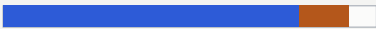
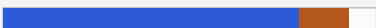
Remaining FAR  this lot 0.00 · median 10.64

dot = this lot · tick = cohort median (n = 7) · remaining FAR on the most-permissive-use basis

Same-zoning neighbors (City tax-lot records) — where this lot sits among like-zoned lots; comparison context, not a valuation.

FAR utilization

Residential  +7.53 over cap built 17.53 · max 10.00

Commercial		+2.53 over cap	remaining 0.00 = 0 SF built 17.53 · max 15.00 remaining 0.00 = 0 SF
Community Facility		+2.53 over cap	built 17.53 · max 15.00 remaining 0.00 = 0 SF

All tracks share one FAR scale (0 to 18.93), so bar lengths are directly comparable between uses; the vertical rule on each track marks that use's own maximum FAR. The shaded run past a use's rule is built FAR over that use's maximum, drawn to the same scale — the label carries the figure. The recorded built FAR exceeds the district maximum for that use and the structure's recorded year built (1929) predates the 1961 Zoning Resolution — consistent with legal non-conforming bulk; verify with DOB records.

Landmark TDR Snapshot

LPC designation: **INDIVIDUAL AND INTERIOR LANDMARK** · NYC municipal landmark designation record

- ZR §75-42 (defs §75-421; certification §75-422) — certification — Transfer capped at 20% of the receiving lot's maximum floor area. (last amended 12/5/2024)
- ZR §81-642 (FAR table §81-64, Row D); mandatory contribution to Public Realm Improvement Fund — certification — The limit on this mechanism is not stated as a percentage: the FAR table cited above sets a maximum floor area ratio for the RECEIVING site, which varies by subarea. That is a ceiling on what a receiving site may reach, not a quantity this lot holds. (last amended 8/9/2017)
- ZR §74-79 (overlay on §75-42); associated bulk-mod authorization §75-24 — CPC special permit — These records state no percentage cap for this mechanism — which is not the same as there being none; the cited section governs. (last amended 12/5/2024)
- ZR §81-653 (FAR table §81-65, Row F; via special permit §81-213) — CPC special permit — The limit on this mechanism is not stated as a percentage: the FAR table cited above sets a maximum floor area ratio for the RECEIVING site, which varies by subarea. That is a ceiling on what a receiving site may reach, not a quantity this lot holds. (last amended 12/5/2024)

 No unused floor area on recorded values — built FAR meets or exceeds the most permissive maximum FAR, so there is no transferable estimate.

 This lot sits in a special district with its own landmark-transfer mechanism, cited below alongside the citywide rules. Any per-subarea floor-area figure in that mechanism is a limit on a RECEIVING site, not capacity this lot holds. The granting-lot calculation additionally nets out floor area already transferred from this lot, which these records do not carry — so no transferable figure is computed from it here.

Designation from the municipal landmark record; unused FAR = most-permissive maximum FAR – Built FAR on the recorded lot-area basis (same figures as the Air Rights section); transfer mechanisms cited from the NYC Zoning Resolution (§75-42 / §74-79).

Zoning Analysis

Rules as published in the NYC Zoning Resolution; area figures from NYC municipal lot-area record. Spatial resolution: NYC municipal property records.

The FAR, height and parking figures in this report are the base-zoning record — arithmetic on recorded values, not a verified development capacity.

46 special-district rules apply to this lot. They are cited by section number wherever this report relies on them, and the Special District Rules appendix states where their quoted text is carried — and none of them is folded into the figures in this report.

Confirming the effective FAR — and whether development rights have been transferred off this lot — takes a zoning review and a title search.

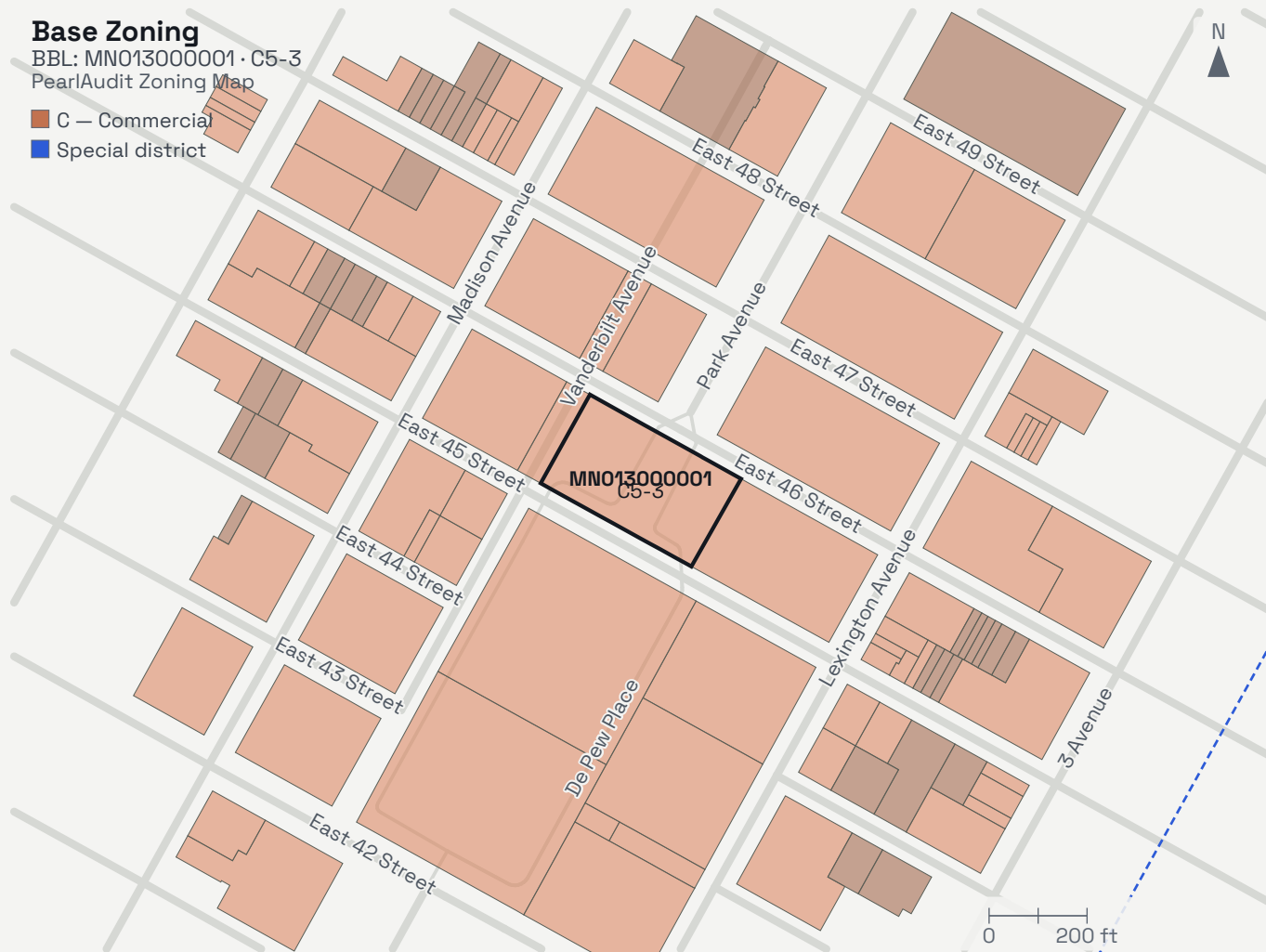


Figure 2: Base zoning shaded from NYC municipal zoning records; special-district boundaries from NYC municipal records. Lot-level rendering — not an official zoning map. The § 62 citywide waterfront overlay is not shown in this view. Illustrative context only — not a legal survey.

Underlying District Regulations

Street frontage (estimated from Digital City Map (DCM) street centerlines): De Pew Place — 15 ft (mapped width 25 ft); East 45 Street — 355 ft (mapped width 60 ft); East 46 Street — 359 ft (mapped width 60 ft); Park Avenue — 740 ft; Vanderbilt Avenue — 211 ft (mapped width 60 ft).

Wide/narrow street class unresolved: Lot fronts 5 distinct streets (De Pew Place, East 45 Street, East 46 Street, Park Avenue, Vanderbilt Avenue) — corner/through-lot frontage; the governing street is not auto-selected. Both wide- and narrow-street rows are shown below; the governing FAR/height depends on the resolved street class (ZR §12-10).

District C5-3

Context	Resid. FAR	Comm. FAR	CF FAR	Max Bldg Ht	Source
As-of-right — narrow street	10	15	15	<i>sky-exposure plane</i>	(ZR § 33-122, § 33-123, § 33-25, § 33-26, § 33-43, § 33-432, § 33-451, § 34-112)
As-of-right — wide street	10	15	15	<i>sky-exposure plane</i>	(ZR § 33-122, § 33-123, § 33-25, § 33-26, § 33-43, § 33-432, § 33-451, § 34-112)

Special Midtown District (ZR Article VIII Ch 1)

The entire lot lies within the **EM / GCT** subdistrict/subarea.

46 Special Midtown District rules reach this lot; they are cited by section number wherever this report relies on them, and the **Special District Rules** appendix states where their quoted text is carried. None of them is folded into the figures in this report.

§ 62 waterfront overlay: citywide waterfront-block geometry is not shown in this view, so § 62 applicability is not determined for lots outside waterfront Special Purpose Districts / WAP BK-1.

Parking

This lot is in the **Manhattan Core (ZR Art. I Ch. 3)** — maximum caps govern and the citywide minimums do not apply (ZR § 13-10). Manhattan Core community-district group: **CD1-6**.

Area	Use	Detail	Max % of base	Per 1,000 SF	Absolute cap	Source
<i>area-wide</i>	Commercial	Other community facility, commercial or manufacturing use	—	0.25	100	(ZR §13-12(4))
<i>area-wide</i>	Commercial	Retail or service commercial (Use Group VI)	—	0.25	10	(ZR §13-12(3))
<i>area-wide</i>	Commercial	Transient hotel	15%	—	225	(ZR §13-12(1))
<i>area-wide</i>	Community Facility	Hospital & related facilities (Use Group III(B))	—	—	100	(ZR §13-12(2))
<i>area-wide</i>	Community Facility	Other community facility, commercial or manufacturing use	—	0.25	100	(ZR §13-12(4))
<i>area-wide</i>	Manufacturing	Other community facility, commercial or manufacturing use	—	0.25	100	(ZR §13-12(4))
<i>area-wide</i>	Multiple use	—	—	—	225	(ZR §13-13)
<i>area-wide</i>	Public parking	Public parking lot	—	—	150	(ZR §13-14)
C1-C2 (within Manhattan Core)	Commercial	Automotive equipment rental & leasing (Use Group VI)	—	—	150	(ZR § 13-15)
C4-C8 (within Manhattan Core)	Commercial	Automotive equipment rental & leasing (Use Group VI)	—	—	225	(ZR § 13-15)
CD1-6	Residential	—	20%	—	200	(ZR §13-11(a))
M1-M3 (within Manhattan Core)	Commercial	Automotive equipment rental & leasing (Use Group VI)	—	—	300	(ZR § 13-15)

1 parking cap(s) scoped to other Manhattan-Core community-district groups omitted (inapplicable to CD1-6).

Resolution notes

- Wide/narrow street class unresolved: Lot fronts 5 distinct streets (De Pew Place, East 45 Street, East 46 Street, Park Avenue, Vanderbilt Avenue) — corner/through-lot frontage; the governing street is not auto-selected. Both wide- and narrow-street bulk rows are shown; the governing FAR/height depends on the resolved street class (ZR §12-10).

🔗 Carbon Liability (Local Law 97)

Basis: calendar-2024 NYC municipal energy-benchmarking records (self-reported, 1,280,745 sqft gross floor area). This ESPM (ENERGY STAR Portfolio Manager) / LL84 gross floor area is a different measure from the zoning floor area implied by the Air Rights section (Built FAR × lot area) — the two floor-area figures routinely differ (ESPM counts enclosed conditioned space; zoning floor area follows ZR exclusions), so a gap of 10–15% between those two is expected, not an error. Neither is comparable to the recorded lot area itself, which measures land, not floor area; other building-area figures in this dossier (e.g. recorded gross square footage under Ownership) derive from municipal tax records and may differ from both. Limits: 1 RCNY §103-14(c) (3) ESPM factors. Coefficients: §28-320.3.1.1 / 1 RCNY §103-14.

2024-2029		\$0 — under the limit
2030-2034		\$16,141/yr max
2035-2039		coefficients not promulgated — not computable
2040-2049		coefficients not promulgated — not computable

Estimated MAXIMUM exposure per compliance period — the same statutory-ceiling figures as the table below (bars share one \$ scale; hatched = not computable).

Compliance period	Emissions limit (tCO ₂ e/yr)	Computed emissions (tCO ₂ e/yr)	Est. max exposure (\$/yr)
2024-2029	9,708	5,036	\$0 — under the limit
2030-2034	3,446	3,507	\$16,141
2035-2039	2,116	coefficients not promulgated	—
2040-2049	745	coefficients not promulgated	—

Maximum exposure = (computed emissions – limit, if positive) × \$268/tCO₂e — a statutory MAXIMUM (“civil penalty of not more than”, §28-320.6 + 1 RCNY §103-14(h)), before renewable-energy credits, beneficial-electrification deductions, good-faith mitigation (1 RCNY §103-14(i)) and §28-320.7 adjustments. Dollar figures are computed from unrounded emissions values; the table’s tCO₂e figures are rounded for display, so re-deriving a dollar figure from the rounded numbers can differ slightly.

Computed emissions derivation (2024-2029)

Fuel	Metered use	LL97 coefficient	tCO ₂ e/yr	Source
Grid electricity	10,081,507 kWh	0.000288962 /kWh	2,913	(§28-320.3.1.1 item 1)
Natural gas	1,633,340 kBtu	0.00005311 /kBtu	87	(§28-320.3.1.1 item 2)
District steam	45,323,081 kBtu	0.00004493 /kBtu	2,036	(§28-320.3.1.1 item 5)

Coefficients applied to metered LL84 energy — period-correct (the grid-electricity coefficient roughly halves in 2030–2034), per-kWh for electricity and per-kBtu for combustion/steam. The building’s own ESPM-reported greenhouse-gas total is NOT used.

↗ Multi-year emissions trend

2022		4,013 tCO ₂ e
2023		3,726 tCO ₂ e
2024		3,507 tCO ₂ e

Dashed marker: the 2030–2034 compliance-period emissions limit (3,446 tCO₂e/yr) at the current reported floor area — the same limit the per-period table above carries.

Computed emissions fell 6.8%/yr over the filed years — at that rate the building **clears** the 2030–2034 limit. (Straight-line on filed years, not a forecast.)

Emissions basis: every year computed with the 2030–2034 LL97 coefficient set so the series is comparable to the 2030 limit — NOT the period-correct historical coefficients (the 2024–2029 grid coefficient is ~2× higher); unpriced fuels excluded as in the headline calc. LL84 filings for this BBL, largest-GFA record per report year (same selection as the headline figures); site energy is the filed metered total.

⚡ Electrification split (2030–2034)

On-site combustion (gas / oil / steam) accounts for 2,045 tCO₂e/yr of this period's computed emissions — electrifying that on-site heat would address ~\$16,141 of the \$16,141/yr maximum exposure (the period's 60 tCO₂e/yr overage).

Split uses period-correct coefficients — the grid-electricity figure already reflects the 2030 coefficient reduction (sources in the derivation table above). Statutory arithmetic only; no feasibility or cost claim.

🏢 Energy intensity vs peers

Self-reported site EUI 63.5 kBtu/sqft — this building uses less energy per square foot than 43% of its peers (n = 1,589).

Cohort: Office buildings in Manhattan, calendar-2024 filings. Descriptive percentile of LL84 self-reported site EUI (not source EUI, not weather-normalized); peers exclude records with missing/zero floor area or EUI, and this building's own record. Not a grade — LL33 letter grades are a separate program.

Scope and caveats

- For 2024–2025 the statutory occupancy-group limits (§28-320.3.1) may apply in lieu where greater; the ESPM property-type factors shown (1 RCNY §103-14(c)(3)(i)) govern thereafter.
- Assumes calendar-2024 metered energy use, unchanged across the period.

🏠 Conversion Screen — Office → Residential

Conversion screen: this building meets the threshold criteria of §15-01; §15-10; §15-11 for residential conversion *(eligibility screen, not a determination — feasibility requires light/air, C of O and structural review)*

Carbon context: current LL97 2030 exposure \$16,141/yr (the carbon section's computed maximum for 2030–2034).

- municipal building class O4 / land use 05
- District C5-3 (Residence/Commercial District) — §15-01; §15-10; §15-11
- Recorded year built 1929 ≤ 1990 (the rule's cutoff year) — year built is a municipal-recorded proxy for the section's building-existence cutoff, approximate by nature — §15-01; §15-10; §15-11
- FAR treatment per the cited rule: may exceed the district FAR (last amended 12/5/2024)

▲ *Regime note: if the conversion meets ALL Article II requirements in an R1–R12 or C1–C6 District it is exempt from Chapter 15 and governed by Article II directly (§15-01).*

Screen predicates from NYC municipal recorded attributes; eligibility criteria and citations from the NYC Zoning Resolution (Chapter 15); LL97 figure reused from the carbon section, not recomputed.

🏠 Ownership & Sale History

Cited public-record context — last recorded sale, recorded owners, and nearby recorded sales. NOT an appraisal, estimate of value, or buy/sell recommendation.

Last recorded sale

\$0 on 2020-10-02 · Correction deed · Commercial real estate.

A recorded consideration of 0 typically indicates a non-arm's-length or nominal transfer — an estate, intra-family, or related-entity conveyance — and is not evidence of market value. The most recent conveyance carrying a price in these records is 33,072,265 on 2020-02-28 — shown for context; it is not the latest recorded conveyance. A further conveyance on 2015-05-05 records no consideration, and a transfer-tax return recorded that day reports 1,207,000,000.

Recorded ownership

Current recorded owner: **RXR HB OWNER LLC** — as recorded in the NYC assessment roll

Prior recorded owner: MIDTOWN TRACKAGE VENTURES LLC

The most recent recorded deed conveys an interest in this lot to METROPOLITAN TRANSPORTATION AUTHORITY, recorded 6 years ago — longer than the assessment roll (the current-owner line above) takes to pick a recording up, so the difference between the two is not a publication lag. That conveyance is recorded under a different property classification (Commercial real estate) from at least one earlier conveyance in this chain, which is what the record looks like where more than one interest is recorded against a single lot. The classification describes how a filing was categorized, not what estate it conveyed. Which party holds which interest is not established by these records; confirm with a title search.



Recorded consideration per priced deed (\$0 and unpriced transfers excluded) — recorded amounts across deal types, NOT a value series or a valuation.

Date	Grantor	Grantee	Price	Doc type	Recorded class
2020-10-02	MIDTOWN TRACKAGE VENTURES LLC	METROPOLITAN TRANSPORTATION AUTHORITY	\$0	Correction deed 2021022200292001	Commercial real estate
2020-02-28	MIDTOWN TRACKAGE VENTURES LLC	METROPOLITAN TRANSPORTATION AUTHORITY	\$33,072,265	Deed 2020031000627001	Other
2020-02-28	MIDTOWN TRACKAGE VENTURES LLC	METROPOLITAN TRANSPORTATION AUTHORITY	\$33,072,265	Deed 2020030301029001	Other
2015-05-05	230 PARK AVENUE HOLDCO, LLC	RXR HB OWNER LLC	\$0 tax return \$1,207,000,000	Correction deed 2021051800396001	Office building
2015-05-05	230 PARK AVENUE HOLDCO, LLC	RXR HB OWNER LLC	\$0 tax return \$1,207,000,000	Deed 2015050700959001	Commercial real estate
2011-06-09	W2007 MONDAY 230 PARK OWNER, LLC	230 PARK AVENUE HOLDCO, LLC	\$760,000,000	Deed 2011061300131001	Commercial real estate
2007-12-24	ISTITHMAR BUILDING PARK AVENUE LLC	W 2007 MONDAY 230 PARK OWNER, LLC	\$1,150,000,000	Deed 2008010201428001	Office building
2006-12-12	AMERICAN PREMIER UNDERWRITERS, INC.; THE OWASCO RIVER RAILWAY, INC.	MIDTOWN TRACKAGE VENTURES LLC	\$0	Deed 2006121400521005	Commercial real estate

Deeds recorded at \$0 or nominal consideration typically reflect non-arm's-length transfers — estate, intra-family, or related-entity conveyances — not market value.

"Recorded class" is the property classification the City Register recorded the deed under. It describes how the filing was categorized, NOT what interest the deed conveyed, and a lot can carry more than one class across its chain — most do. A blank means the record carries no classification for that row.

Where a conveyance records no consideration, any real-property transfer-tax return recorded against this lot on the same day is shown beside it with the consideration that return reports. A transfer-tax return is a tax filing, not a conveyance — it transfers nothing, it is not a sale price, and the consideration reported on it is a different figure from the consideration stated on a deed. It is shown only where the conveyance itself records none, and the two are never added together. Where two conveyances were recorded on the same day, that day's single return is shown against each of them — one filing, not two, and the figures are not additive.

Two or more rows above share the same date, parties and recorded amount. Those are separate recorded documents — the same conveyance can be recorded more than once — and are shown as recorded rather than merged; they are not evidence of repeated transfers at that price.

Source: NYC municipal records (property recordings). Current owner of record; prior owners and dates from recorded deeds.

Assessed & market value (FY 2027)

DOF market value: **\$418,714,000** · Assessed value: **\$188,421,300** · Gross floor area: 1,212,596 SF

NYC Department of Finance assessment roll — the City's assessed and market valuation of record for the stated fiscal year. NOT an appraisal, a sale-price estimate, or a buy/sell recommendation. Source: NYC municipal records (assessment roll).

Tax-lien-sale status

☒ No tax-lien-sale at-risk notice found on record for this lot. (Public records reviewed; absence of a record is not a guarantee.)

Source: NYC municipal records (tax-lien-sale list).

Recorded debt — mortgages (recorded principal · not a current balance)

 **3 recorded mortgage(s) · 8 assignment(s) · 4 mortgage-class agreement(s) on record**

Date	Recorded amount	Lender of record	Type	Discharge
2015-05-05	\$435,000,000	AIG PROPERTY CASUALTY COMPANY; AMERICAN GENERAL LIFE INSURANCE COMPANY; NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURG; THE VARIALE ANNUITY LIFE INSURANCE COMPANY	Mortgage	No discharge found in these records
2011-06-09	\$71,453,454	AXA EQUITABLE LIFE INSURANCE COMPANY; MONY LIFE INSURANCE COMPANY; NEW YORK LIFE INSURANCE COMPANY	Mortgage	No discharge found in these records
2005-11-09	\$15,300,000	COLUMN FINANCIAL, INC.	Mortgage	No discharge found in these records

Discharge status is read from recorded satisfactions that name the mortgage they discharge. "No discharge found in these records" is NOT a finding that the loan is still open — a loan can be repaid without a satisfaction being recorded, and a discharge recorded in a form these records do not link would read the same way. Where a recorded satisfaction on this lot could not be matched to a mortgage, the status is shown as not determinable rather than assumed. Confirm current debt via a title search.

Mortgage-class agreements on record

Date	Recorded amount	Party 2 of record	Type	Mortgage same day
2021-11-12	\$670,000,000	MORGAN STANLEY BANK, N.A.	Agreement (mortgage class)	—
2015-05-05	\$785,000,000	AIG PROPERTY CASUALTY COMPANY; AMERICAN GENERAL LIFE INSURANCE COMPANY; NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURG;	Agreement (mortgage class)	\$435,000,000

Date	Recorded amount	Party 2 of record	Type	Mortgage same day
		THE VARIALE ANNUITY LIFE INSURANCE COMPANY		
2011-06-09	\$350,000,000	AXA EQUITABLE LIFE INSURANCE COMPANY; MONY LIFE INSURANCE COMPANY; NEW YORK LIFE INSURANCE COMPANY	Agreement (mortgage class)	\$71,453,454
2005-11-09	\$264,700,000	COLUMN FINANCIAL, INC.	Agreement (mortgage class)	\$15,300,000

The City Register records some financing on a mortgage-class AGREEMENT rather than on a mortgage. 4 such instruments recorded against this lot are shown with their recorded amount. An agreement of this class records its parties only as party 1 and party 2 — not as borrower and lender — so it is presented as the instrument the record describes, and no party is named here as a lender. 3 of them were recorded on the same day as a mortgage on this lot. These are separate recorded instruments: these records do not establish that the two figures describe one financing, and do not establish that they describe two, so the amounts are not additive and no total is shown. Amounts are the principal stated at recording — NOT a current outstanding balance. Confirm current debt via a title search.

Most recent assignment (2021-12-07) → COMPUTERSHARE TRUST COMPANY, N.A., SOLELY IN ITS C — the assignment identifies the mortgage recorded 2015-05-05 (\$435,000,000) in the table above as the loan transferred.

The 10-yr U.S. Treasury yield — the benchmark long-term lending rates price against — was 4.83% as of 2026-09-09. Around the most recent recorded mortgage (2015-05-05) it stood at 2.19% — a benchmark-environment comparison only, NOT this loan's own rate (a loan's terms are not in the recorded instruments we read).

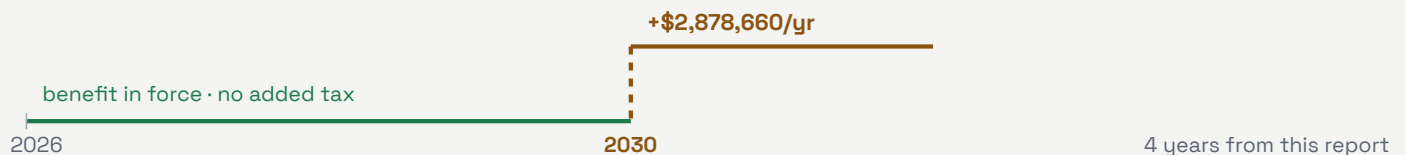
These are recorded instruments, and a recording is a snapshot at the moment of filing. They do not show a current outstanding balance, whether a loan is in default, accelerated or with a special servicer, or whether a foreclosure has been commenced — a foreclosure is a court filing rather than a property recording. They also do not show mezzanine debt or preferred equity, which are secured by the ownership interests in the borrower rather than by the property, and so are never recorded against this lot. Nor do they show unrecorded loan modifications. Absence of any of these from this section is not evidence that they do not exist.

Recorded mortgage instruments from NYC property records (2005-present): the origination amount, lender of record, any recorded satisfactions / assignments, and any mortgage-class agreement recorded against the lot with a stated amount. Amounts are the RECORDED PRINCIPAL at recording — NOT a current amortized balance. Where a recorded satisfaction names the mortgage it discharges, that mortgage is marked discharged; a mortgage carrying no such satisfaction is NOT thereby shown to be open, and multiple mortgages may reflect refinances or consolidations of the same debt. Where the recorded assignment names the mortgage it transfers, that mortgage is identified. Confirm current debt via a title search. Source: NYC municipal records (recorded mortgages & instruments).

Tax-benefit expiry (projected, not a bill)

↗ ICAP industrial & commercial abatement expires 2030 → projected +\$2,878,660/yr

Projected additional annual property tax when this time-limited benefit fully expires — the abatement amount currently applied to this lot on the assessment roll, which is the amount that falls away at expiry. A projection at today's roll, NOT a bill or a guarantee; the actual figure changes with future assessments and rates, and these records carry no phase-down schedule for the years in between.



Step = the PROJECTED additional annual property tax from the expiry year, measured from today's bill (which is not shown and is not implied to be zero). A projection at today's roll, not a bill.

Recorded on the City's abatement roll for tax year 2027 under benefit code ICAP, against this lot's own tax account.

NYC Admin. Code §11-268 et seq. (ICAP) · Source: NYC municipal records (exemption & abatement rolls).

Building, Environmental & Occupancy Records

Building systems

Cooling tower · annual		last 2026-07-30
Elevator CAT1 · annual		last 2026-08-18
Elevator CAT5 · 5-year		last 2023-01-31

Bar = time elapsed in the inspection cycle (full = due); red = overdue — a public-record cadence flag, not a violation.

Cooling tower (Legionella) — last sample 2026-07-30

Registered cooling tower (Legionella program). The most recent Legionella sample date is shown where one is on file; 'overdue' flags a sample over a year old — a public-record cadence flag, not a violation.

Elevator inspection — CAT1 (annual) filed 2026-08-18 · CAT5 (5-yr) filed 2023-01-31

28 active passenger elevator devices on record, with the latest annual (CAT1) and five-year (CAT5) inspection reports on file shown above. These are public-record filing dates — a cadence reference, not a pass/fail result or a determination of compliance.

Elevator secondary-brake retrofit — due Jan 1, 2027 (BC App. K3 §3.8.4.1)

Upcoming retrofit: existing TRACTION elevators with single-plunger brakes must add a second (dual-plunger) emergency brake — or ASME A17.1 §2.19.2 unintended-car-movement protection — by Jan 1, 2027. HYDRAULIC elevators are exempt. This building has 28 passenger elevator devices on record; whether the equipment is traction (in scope) or hydraulic (exempt) isn't in the public dataset, so confirm applicability and status with your elevator contractor / DOB.

Source: NYC municipal records (building-systems inspections).

Certificate of Occupancy

No final Certificate of Occupancy in the 2012-present DOB record — finals issued before 2012 are not covered here

No final Certificate of Occupancy appears in the 2012-present DOB record (the most recent on file is Temporary, dated 2026-02-27). This building was built in 1929, before the 2012-present DOB Certificate of Occupancy record, so a final C of O issued at completion would predate this dataset and would not appear here. This is a record-coverage gap, not a finding — verify legal occupancy with DOB.

Source: NYC municipal records (DOB Certificate of Occupancy).

Environmental

Environmental Restoration Program — Maspeth Construction and Demolition Site (recorded status: on record) — recorded location unverified

A Environmental Restoration Program (on record) — Maspeth Construction and Demolition Site (case B00034) is recorded about 428 ft from this lot. The agency records it at 47th Street, Off Metropolitan Avenue, New York City. ▲ That distance is measured to the coordinate the agency publishes, and this record is internally inconsistent: the coordinate sits about 3.1 miles from the postal area the same record names. Which of the two is wrong is not established here — treat the distance as unverified. The recorded public-record fact, not a contamination finding — verify status with the agency.

NYC OER cleanup site — 343 Madison Avenue (recorded status: E/RD (Review)) — 382 ft away

A NYC OER cleanup site (E/RD (Review)) — 343 Madison Avenue (case 23TMP1557M,23EHAN260M) is recorded about 382 ft from this lot. The recorded public-record fact, not a contamination finding — verify status with the agency.

📍 **NYC OER cleanup site — 17 EAST 47TH STREET (recorded status: E/RD (Review)) — 581 ft away**

A NYC OER cleanup site (E/RD (Review)) — 17 EAST 47TH STREET (case 25TMP1357M,25EHAN253M) is recorded about 581 ft from this lot. The recorded public-record fact, not a contamination finding — verify status with the agency.

Environmental screen — nearby regulated sites

A federally regulated facility (EPA ECHO) — WALDORF ASTORIA HOTEL is recorded about 996 ft from this lot — current compliance status: Violation; RCRA hazardous-waste handler · recent non-compliance on record. Current status and compliance history describe different periods and can differ. The cited public record, not a contamination finding — verify status with the agency (EPA / NYS DEC).

A federally regulated facility (EPA ECHO) — MITSUI & CO. (U.S.A.), INC. is recorded about 72 ft from this lot — current compliance status: No Violation Identified; RCRA hazardous-waste handler · formal EPA enforcement action on record. The cited public record, not a contamination finding — verify status with the agency (EPA / NYS DEC).

A federally regulated facility (EPA ECHO) — METRO NORTH RAILROAD GRAND CENTRAL TERMINAL is recorded about 769 ft from this lot — current compliance status: No Violation Identified; RCRA hazardous-waste handler · recent non-compliance on record. Current status and compliance history describe different periods and can differ. The cited public record, not a contamination finding — verify status with the agency (EPA / NYS DEC).

A federally regulated facility (EPA ECHO) — 330 MADISON AVENUE GENERATOR PLANT is recorded about 822 ft from this lot — current compliance status: No Violation Identified; Clean Air Act source · formal EPA enforcement action on record. The cited public record, not a contamination finding — verify status with the agency (EPA / NYS DEC).

A federally regulated facility (EPA ECHO) — SUMITOMO CHEMICAL AMERICA, INC. is recorded about 977 ft from this lot; formal EPA enforcement action on record. The cited public record, not a contamination finding — verify status with the agency (EPA / NYS DEC).

- 17 closed commercial / industrial spill incidents within 1,000 ft (nearest 158 ft).
- 8 further spill incidents within 1,000 ft (nearest 358 ft) — closed, low-diligence-signal releases (e.g. residential home-heating-oil); see the map. 25 recorded spill incidents in total.
- 18 registered bulk-storage tanks within 1,000 ft (nearest 400 ft).

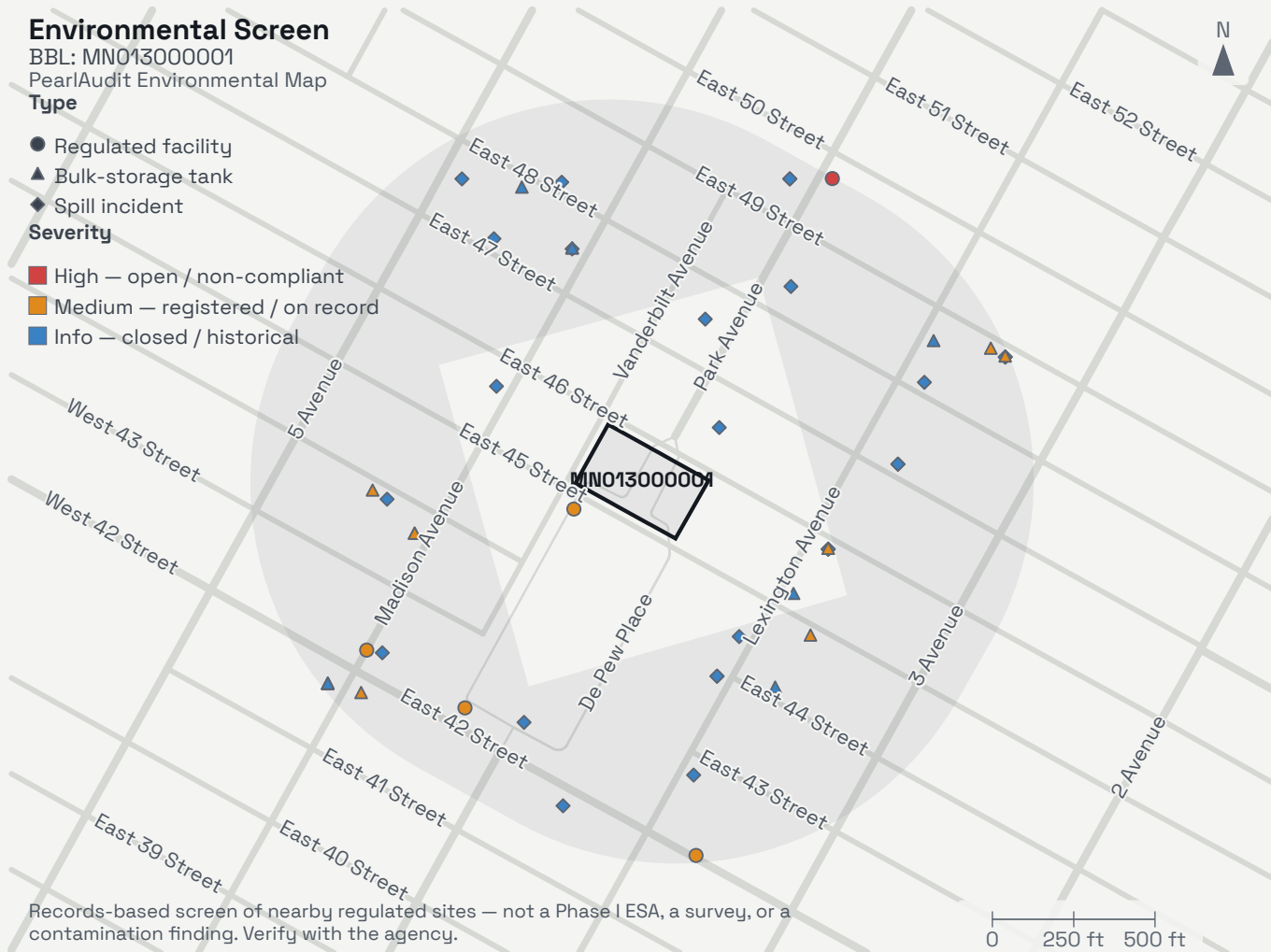


Figure 3: Environmental screen: the subject lot and nearby regulated sites — EPA ECHO facilities, NYS DEC petroleum/chemical bulk-storage tanks, and NYS DEC spill incidents — within the searched radius. Shape marks the type, color the severity. A records-based screen of public data, NOT a Phase I ESA, a survey, or a contamination finding; verify with the agency (EPA / NYS DEC).

Recorded environmental requirements and remediation-site records on or near this lot — the cited public record, NOT an environmental assessment, a contamination finding, or a clearance. Verify status with the agency (NYC OER / NYS DEC). Source: NYC municipal & NYS environmental records.

Recorded flood-history service requests

Within 500 ft, last 5 years:

Type	5 yrs	12 mo
Street flooding	1	0
Sewer backup	0	0
Catch-basin flooding	13	0

14 recorded service request(s) (1 street-flooding, 13 catch-basin) within 500 ft of this lot over the last 5 years — resident-reported, observed pluvial-flood-adjacent history at block level, distinct from the modeled FEMA flood zones and stormwater scenarios. Reporting volume reflects how often nearby residents report an issue, not only flood severity, so a denser-reporting block can show more records at a similar risk level — area context, not a determination about this specific property. Source: NYC municipal service requests (street-flooding / sewer-backup reports).

Below-grade space

Basement/grade on record: not recorded for this building type

DOF's basement type/grade attribute is populated only for one-, two-, and three-family structures, and this lot is outside that population — so the 0 on record is an unassessed default, NOT a finding that there is no basement. Below-grade space cannot be ruled out from this record, and it says nothing about legal occupancy or current use.

Source: NYC municipal records (DOF basement type/grade classification).

Building management — marshal evictions

 **No marshal evictions on record for this building**

No marshal evictions are on record for this building in the searched period (NYC marshal evictions, 2017–present). Absence of a record does not mean none occurred.

Source: NYC municipal records (marshal evictions).

Open violations — the individual records

 **No open violation records on this lot**

No individual open violation records are recorded against this lot.

Open records as of 2026-08-25 — source: NYC municipal records (DOB / ECB / HPD violations; ECB cases heard at OATH).

Records excluded from the open counts

 **8 record(s) on file, not counted as open**

Agency	Issued	Record	Disposition
DOB	2014-05-05	E-ELEVATOR No. 9027/504522	DELETED PER DEPARTMENT DISPOSITION
DOB	2014-05-05	E-ELEVATOR No. 9027/504523	DELETED PER DEPARTMENT DISPOSITION
DOB	2012-05-16	E-ELEVATOR No. 9028/423088	DELETED PER DEPARTMENT DISPOSITION
DOB	2007-12-05	E-ELEVATOR No. 9011/227245	DELETED PER DEPARTMENT DISPOSITION
DOB	2007-07-03	E-ELEVATOR No. 9011/205768	DELETED PER DEPARTMENT DISPOSITION
DOB	2004-09-02	E-ELEVATOR No. 9011/107188	DELETED PER DEPARTMENT DISPOSITION
DOB	2004-09-01	E-ELEVATOR No. 90111107195	DELETED PER DEPARTMENT DISPOSITION
DOB	2000-09-21	E-ELEVATOR No. 9013/125775	DELETED PER DEPARTMENT DISPOSITION

8 records on this lot are in the issuing agency's file but are not counted as open — each carries the disposition that agency recorded for it. They are listed with their violation numbers so the exclusion can be checked against the agency's own file, and are not included in any open count.

Assessment, Permits & Development

Assessment-appeal outcome (current cycle · assessed value)

Tax Commission granted a \$25,245,700 assessed-value reduction for TY2025

The NYC Tax Commission granted this lot an assessed-value reduction of \$25,245,700 for tax year 2025. A successful assessment appeal signals the City's tentative assessed value may be over-stated — a potential carrying-cost lever a new owner can pursue. The grant is to ASSESSED value (not market value), in the year shown; coverage is the current cycle (TY2024–2025), not a longitudinal history.

Source: NYC municipal records (Tax Commission assessment actions).

Commercial storefront (Local Law 157)

3 of 3 registered storefront(s) reported vacant (reporting year 2025) · soonest lease expiry 2025-05-27

■ ■ ■ filled = reported vacant · outlined = reported occupied (owner-reported)

Owner-reported commercial-storefront registration (Local Law 157): in reporting year 2025, 3 of 3 registered ground-/second-floor storefront(s) at this building reported VACANT. The soonest recorded lease expiry is 2025-05-27. A registration record, not a field inspection — self-reported and incomplete, so absence of a filing is not evidence of no storefront.

Source: NYC municipal records (commercial-storefront registrations, Local Law 157).

Asbestos abatements (ACP-7)

23 asbestos-abatement notification(s) on record · 1 open/pending · latest 2024-04-05

23 ACP-7 asbestos-abatement notification(s) on record with DEP for this building; 1 still open/pending (a possible active disruption). Most recent: Removal (Closed), filed 2024-04-05. A renovation-history and building-age / asbestos-containing-material burden signal. DEP records cover above-threshold abatements only — absence is 'no recent ACP-7 filing on record', NOT 'asbestos-free'.

Source: NYC municipal records (DEP asbestos-abatement notifications, ACP-7).

Licensed businesses (DCWP)

3 DCWP-licensed business(es) on record · 2 active

3 DCWP-licensed business(es) on record at this lot, 2 currently active. Active: Home Improvement Contractor. Covers only DCWP-regulated business categories (e.g. garages, laundries, secondhand dealers) — a PARTIAL occupancy view ('licensed businesses on record', not all tenants); a pure office tenant won't appear, and a license address can lag an actual move-out.

Source: NYC municipal records (DCWP business licenses).

DOB permits & sidewalk shed

Sidewalk shed / supported scaffold permitted since 2018-02-01 · 47 active permit(s)

DOB records show active permit activity at this building. 47 active construction/alteration permit(s) issued and not yet signed off (work in progress). A sidewalk shed / supported scaffold has been permitted here since 2018-02-01 — a shed permitted this long carries an idle-shed cost exposure under NYC Local Law 48 of 2025 (verify the current penalty schedule with DOB; this is not a computed fine). A shed permit is not a façade-condition finding; the recorded façade-inspection status is reported separately. Permit status is a public record of issued work, not a determination of condition.

Source: NYC municipal records (DOB approved permits).

Development pipeline (DOB filing)

↗ Open DOB job filing · Alteration · Plan Examiner Review

An open DOB job filing is on record for this lot (Alteration), filed 2026-07-14. 551 GSF filed on the job (may cover only the work area) · \$12,000 est. cost (owner-reported). This is a proposed-work development signal from a filing the record does not show as complete — filing status Plan Examiner Review; figures are as-filed and owner-reported, and a filing is not a guarantee of construction.

Source: NYC municipal records (DOB job-application filings).

Nearby construction & complaint activity (within 600 ft · aggregated)

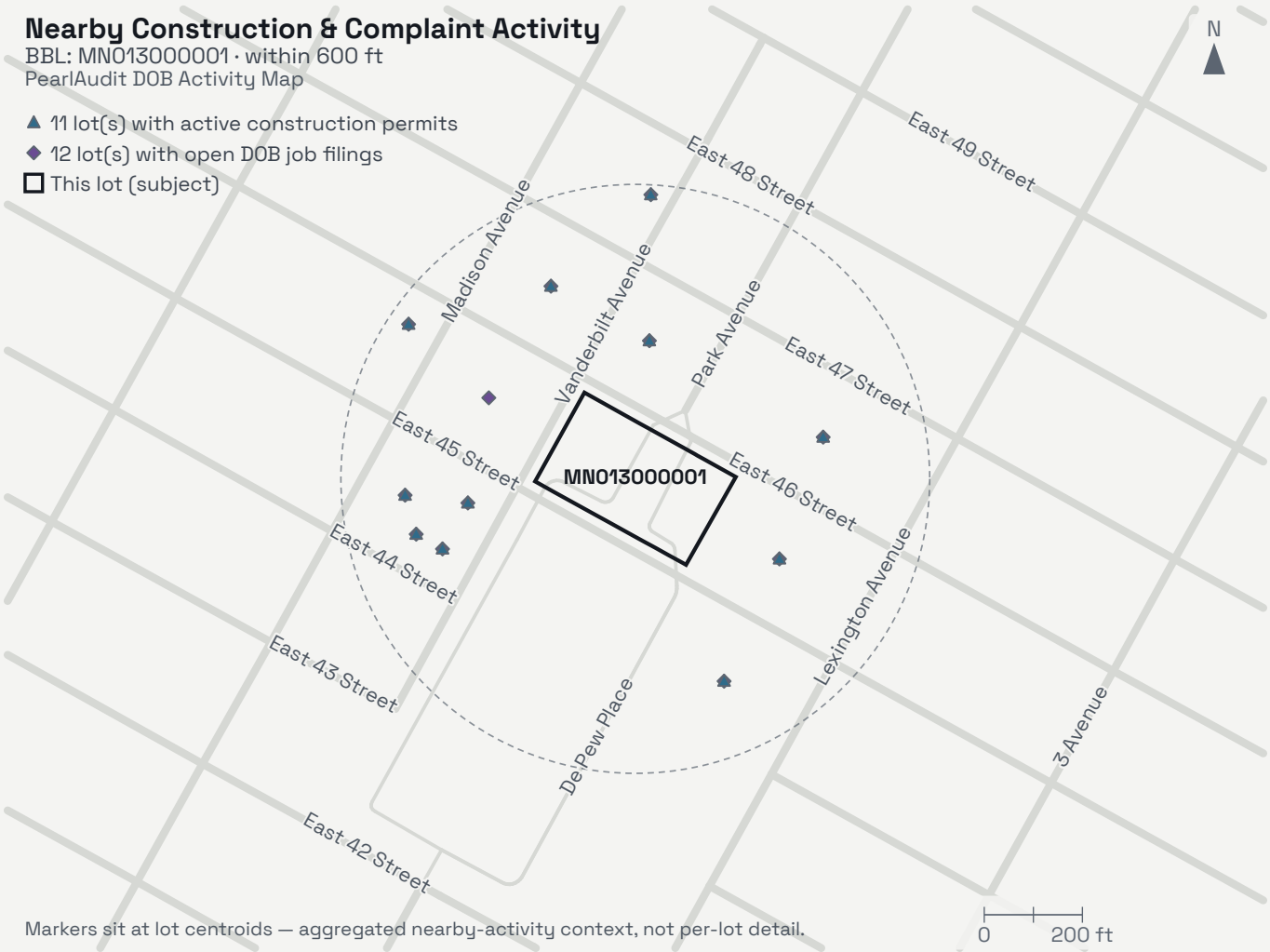


Figure 4: Nearby lots with active DOB construction permits, live job filings, or open safety/legality complaints — markers sit at lot centroids (DOB records are lot-keyed). Aggregated area-activity context; each lot’s own report carries its detail.

📖 Site, Climate & Neighborhood Context

Flood-insurance claim history (FEMA NFIP) (census-tract level · area context)

⚠ 2 NFIP flood-insurance claim(s) in this census tract · 1 paid, \$20,998 total

This property's CENSUS TRACT has 2 recorded NFIP flood-insurance claim(s) between 1978 and 1980 — 1 paid, totaling \$20,998. These are HISTORICAL claims — the most recent is from 1980, so this is long-run loss context for the area rather than a current-conditions signal; the effective FEMA flood zone above remains the current regulatory measure for this lot. This is AREA-LEVEL context, NOT a property-specific finding: FEMA redacts NFIP claims to the census tract (never the parcel), so it is flood-insurability/cost context for the area, not an individual determination.

Recorded Flood Claims — Census Tracts

BBL: MNO13000001
PearlAudit NFIP Tract Map

- 1–9 recorded NFIP claims (tract)
- 10–99 recorded claims
- 100+ recorded claims
- Unshaded: no NFIP claims on record
- Subject census tract
- Subject lot (locator)

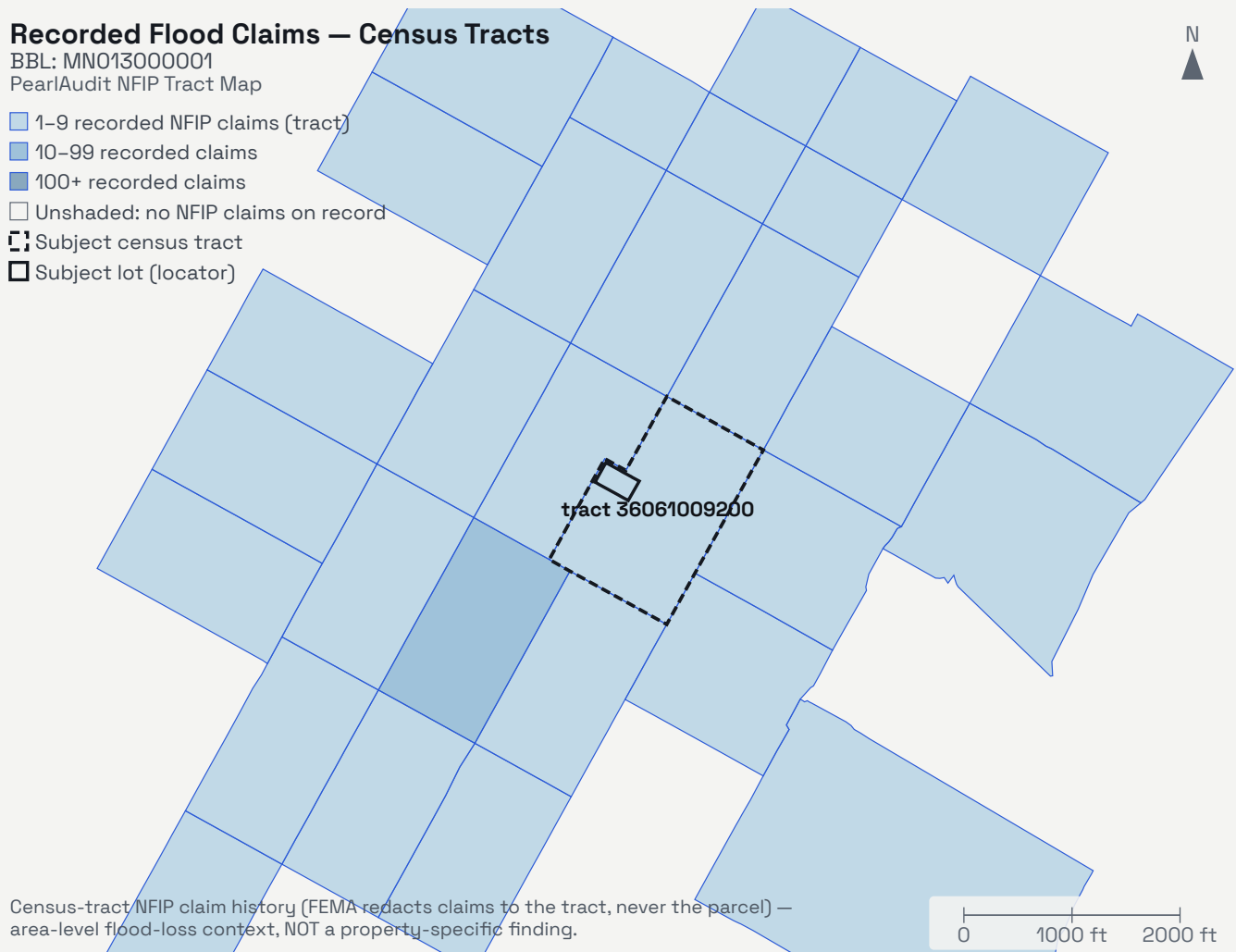


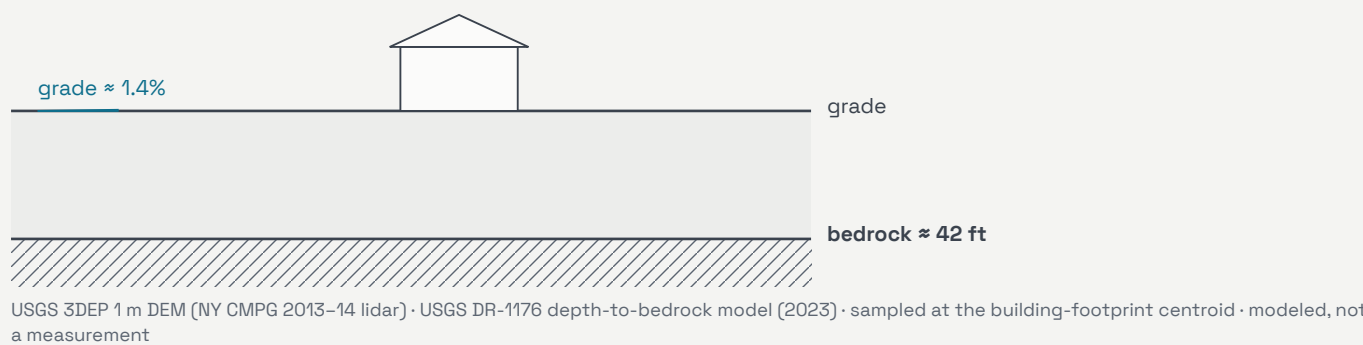
Figure 5: Recorded NFIP claims by census tract — the subject's tract among its neighbors. FEMA redacts flood-insurance claims to the tract, never the parcel: area-level flood-loss context, not a property-specific finding.

Source: FEMA flood-insurance records (NFIP redacted claims, OpenFEMA — census-tract level).

Terrain (slope & depth to bedrock) *(modeled · site context)*

⚠ **Local ground slope ≈ 1.4% · mapped depth to bedrock ≈ 42 ft**

Local ground slope at the building-footprint centroid is about 1.4% (USGS 1 m lidar terrain model, a point measure — not a lot-wide average). Mapped depth to bedrock is roughly 42 ft here, per the USGS DR-1176 bedrock-surface model (2023) — an interpolation from 14,000+ borings on ~100 ft cells, NOT a boring at this address. Site/excavation CONTEXT only — subsurface and grade conditions vary within a lot; only a geotechnical investigation establishes actual conditions. No cost implication is stated or implied.



Source: USGS terrain models (3DEP 1 m lidar DEM; DR-1176 depth-to-bedrock, 2023) · USGS 3DEP 1 m DEM (NY CMPG 2013–14 lidar) · USGS DR-1176 depth-to-bedrock model (2023)

Nearby recorded sales *(context, not a valuation)*

9 recorded sales · median \$443/SF.



Lot (BBL)	Price	Date	Gross SF	\$/SF
MN012990027	\$273,000,000	2025-12-04	629,323	\$434
MN012830007	\$9,400,000	2025-10-23	14,025	\$670
MN012810056	\$50,000,000	2025-10-21	84,518	\$592
MN013210001	\$173,099,518	2025-10-20	407,767	\$425
MN012790009	\$75,000,000	2025-10-15	110,999	\$676
MN012790017	\$85,000,000	2025-10-15	140,280	\$606
MN012770008	\$135,000,000	2025-09-29	304,525	\$443
MN012780014	\$161,274,400	2025-03-13	558,643	\$289
MN013210047	\$88,000,000	2024-12-31	286,248	\$307

Recorded sales within about a quarter-mile of this lot in the last 24 months — context, not a valuation. Source: NYC municipal records (recorded sales).

Neighborhood & Proximity *(straight-line, not a routing estimate)*

9 subway or rail stations and 155 bus stops within ½ mile.

Type	Nearest	Distance
Subway / rail station	Grand Central-42 St	840 ft
Bus stop	MADISON AV/E 45 ST	291 ft
School	Jacqueline Kennedy Onassis High School	2176 ft
Park / open space	Bryant Park	1228 ft
Hospital	NYU Langone Hospitals	4048 ft
Fire station	Engine 65	1439 ft
Major airport	LaGuardia Airport (LGA)	5.5 mi

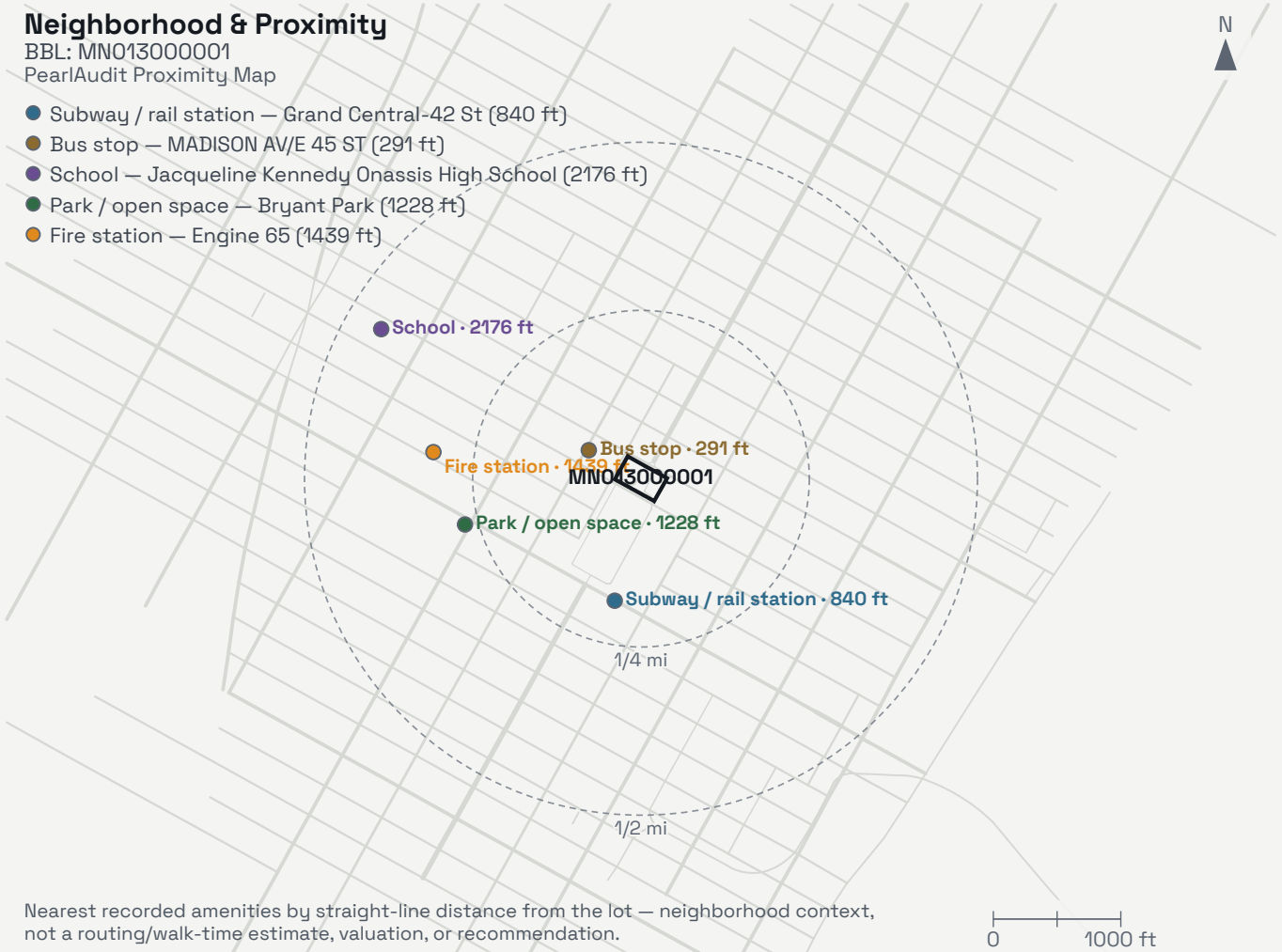


Figure 6: Nearest recorded amenity per category (one marker each) with quarter- and half-mile straight-line rings — the same figures as the table above. Neighborhood context, not a routing/walk-time estimate; any category whose nearest record lies beyond the drawn rings appears in the table only.

Nearest recorded amenities by straight-line distance from the lot — neighborhood context, not a routing/walk-time estimate, valuation, or recommendation. Source: NYC municipal / transit records.

≡ Flood Risk Assessment

FEMA Flood Zone: X

Risk Level: **Minimal Risk — outside the 1% annual chance flood hazard area**

Zone Subtype: AREA OF MINIMAL FLOOD HAZARD

This property is in a low-risk area. Flood insurance is not federally required outside the 1% annual-chance floodplain, but is available and recommended. Under FEMA's Risk Rating 2.0, premiums are priced to each property's specific flood risk.

Lot Coverage by Flood Zone

ZONE	% OF LOT	AFFECTED AREA	BASE FLOOD ELEV.
X — AREA OF MINIMAL FLOOD HAZARD	100%	72,682 SF	not determined

geometry-only measurement: percentages are of the lot's planar (NY State Plane, US survey feet) area, independent of the recorded lot area. The planar area measured here is 72,682 SF against the recorded lot area of 69,153 SF used for every FAR and buildable figure in this report — a difference of 5.1%. The two are different measurements of the same lot, not a discrepancy: the recorded area is the assessor's figure of record and the planar area is what the mapped tax-lot polygon spans, and the polygon can include area the recorded figure does not (or vice versa). Percentages and affected areas in this table derive from the planar figure so they reconcile with each other.

Flood determinations are from FEMA NFHL effective data, as of 2022-11-22. NYC's effective FIRMs date to 2007; the 2015 preliminary maps were never adopted for insurance rating — effective NFHL data legally governs flood insurance. Permitting is a separate question: NYC uses the 2015 preliminary FIRMs for Building Code purposes, so construction and permitting can answer to a different flood map than insurance does.

Appendix — Special District Rules

Not included in this sample. 46 provisions of the Zoning Resolution reach this lot through the districts it sits in; other sections of this report cite them by section number, and none of them is folded into the floor-area, height or parking figures this report states. The delivered report carries the quoted text of each, with the Zoning Resolution section that carries it.

Sources, Method & Limitations

Every figure in this report is derived from authoritative public records — FEMA (National Flood Hazard Layer; redacted NFIP claim history); USGS (lidar terrain and bedrock-surface models); NYS DEC (bulk-storage, spill-incident and remediation-site records); U.S. Treasury (published interest-rate series; Opportunity Zone designation); and NYC municipal records (tax-lot, recorded-instrument, permit, enforcement and environmental records — the agency is named at each figure) — and each rule claim carries its ZR / RCNY citation. Lot area and every FAR-derived figure use the DOF-recorded lot area; map figures are illustrative schematics, not surveys.

Informational only — not legal, engineering, title, appraisal, or other professional advice, and not a legal survey or a FEMA Elevation Certificate / LOMA determination. Compiled 2026-09-13 12:48 from public records that may be incomplete, lagged, or superseded; figures can change with new filings, amendments, or corrections. Verify with the governing agency and a licensed professional before relying on this report for any transaction, financing, permitting, or insurance decision.