

PROPERTY DUE DILIGENCE

Property Due Diligence Report

553 WEST 30 STREET, New York, NY 10001

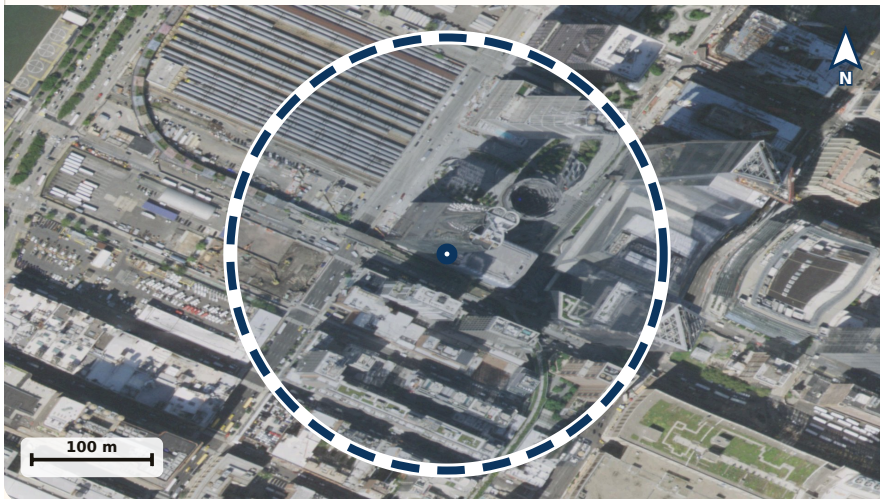
MATCHED PARCEL 553 WEST 30 STREET · PIN 1007027502.00000000 · NEW YORK, NEW YORK COUNTY, NY

What could change the cost, timing, or questions you ask before proceeding, followed by the checks that remain open.

VISUAL EVIDENCE

REGIONAL AERIAL

The surrounding area in context



Acquired September 17, 2019 · 0.6 m resolution · scene m_4007416_se_18_060_20190917 · fetched July 17, 2026 · 180 m visual context ring · 1,500 m report analysis radius · [USGS NAIP source ↗](#)

1 **FEMA mapped flood layer checked at subject point — Zone X FEMA National Flood Hazard Layer (NFHL) ↗** — record 4444161 / 360497 · fetched July 17, 2026

Analysis-area ring—not a parcel or survey boundary. It marks visual context around the server-resolved report point and does not identify ownership or legal boundaries.
Aerial imagery is dated location context, not proof of current property condition.

START HERE

What matters for your decision

These are the findings most likely to shape what you ask, verify, budget for, or hand to a local professional next.

WHAT ENVIRONMENTAL RECORD DESERVES DEEPER SITE REVIEW?

EPA TRI facility within the search radius

An EPA Toxics Release Inventory facility is within 0.93 mi of this address — nearest: POTOMAC GRAPHIC INDUSTRIES INC (0.27 mi, straight-line). Disclosure context from EPA records, not a health finding.

WHY IT MATTERS

A nearby federal record is disclosure context that can change the scope of professional diligence; it is not a contamination or health finding.

NEXT CHECK

Review the linked facility record and determine with a qualified professional whether site-specific assessment is warranted.

[Check the supporting record on enviro.epa.gov ↗](#)

WHAT ENVIRONMENTAL RECORD DESERVES DEEPER SITE REVIEW?

EPA RCRA hazardous-waste handler within the search radius

An EPA RCRA hazardous-waste handler is within 0.93 mi of this address — nearest: HIGHLINE 28-29 DEVELOPMENT (0.15 mi, straight-line). Disclosure context from EPA records, not a health finding.

WHY IT MATTERS

A nearby federal record is disclosure context that can change the scope of professional diligence; it is not a contamination or health finding.

NEXT CHECK

Review the linked facility record and determine with a qualified professional whether site-specific assessment is warranted.

[Check the supporting record on epa.gov ↗](#)

WHAT DOES THE PUBLIC ASSESSMENT RECORD ESTABLISH—AND NOT ESTABLISH?

Appraised value of record

The appraised/assessed value on the official record is \$223,965,914 (per NYC Department of City Planning — PLUTO / MapPLUTO) — a cited public assessment record for taxation, not a Locus appraisal.

WHY IT MATTERS

The assessment is an official taxation record that can anchor diligence, but it is not a market-price estimate or a recommended price.

NEXT CHECK

Open the linked assessor record and verify its effective year, parcel match, and appeal status.

[Check the supporting record on dev.socrata.com ↗](#)

Prioritized records, not a score, prediction, valuation, or judgment of the property.

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01 · THE PROPERTY**Property & parcel**

PARCEL ID	1007027502.00000000
SITE ADDRESS	553 West 30 Street
LAND USE / CLASS	4 · C6-4
YEAR BUILT	2015
GOVERNING JURISDICTION	New York, New York County, NY

Source: [NYC Department of City Planning — PLUTO / MapPLUTO ↗](#)

02 · PUBLISHED SALE CONTEXT**Recent nearby sales****PUBLISHED PHYSICAL FIELDS**

Subject · 553 WEST 30 STREET
built 2015

Recorded sales and published physical fields for OTHER parcels help expose differences; they do not establish comparability, condition, appraisal, or this home's value. Records retrieved 2026-07-17T00:20:02.431Z.

Source: [NYC Department of City Planning — PLUTO / MapPLUTO ↗](#)

03 · FLOOD**Flood map status**

FEMA ZONE	X
DESIGNATION	Area of Minimal Flood Hazard
MAPPED HIGH-RISK (SFHA)	No — outside the mapped SFHA
BASE FLOOD ELEVATION	Not published for this segment

Not in a mapped high-risk zone is not the same as no flood risk — FEMA maps are revised and miss localized stormwater. Re-check the effective panel before relying on it.

Source: [FEMA National Flood Hazard Layer \(NFHL\) ↗](#)

04 · FLOOD HISTORY**Flood history (paid NFIP claims)**

23 paid NFIP flood-insurance claims in ZIP 10001, 1986–2013, ~\$2,849,515 paid in total.

PAID NFIP CLAIMS (ZIP 10001)	23
YEARS OF LOSS	1986-2013
TOTAL PAID (BUILDING + CONTENTS)	\$2,849,515
NAMED FLOOD EVENTS	Hurricane Sandy, Hurricane Irene, December Storm - Nor'easter, The "Halloween" Storm
RATED FLOOD ZONE(S) ON CLAIMS	AE, X, A05, A07, A

NFIP claims are ZIP/area-level (not this exact parcel); absence of claims is not evidence of no flood risk. Recorded paid-claim facts only — not a score, verdict, or prediction.

Source: [FEMA OpenFEMA API + National Flood Hazard Layer services ↗](#)

05 · NEIGHBORHOOD CHANGE

What could change nearby

NEARBY REZONING / DEV CASES **none in this snapshot**

Development records retrieved 2026-07-17T00:20:02.431Z. Application status and dates can change; a county record is not an approval or construction confirmation.

06 · ENVIRONMENTAL & UTILITIES

Environmental & utilities

EPA RADON ZONE	Zone 3 — lowest EPA radon potential category
NEAREST TRI FACILITIES	Potomac Graphic Industries INC (0.27 mi), Precision Film Lab INC (0.74 mi) — 15 in New York overall
NEAREST RCRA HANDLERS	Highline 28-29 Development (0.15 mi), Fuji Photo Film Usa INC (0.17 mi), Konica At Jacob Javits Center (0.17 mi) — 26324 in New York overall (partial county coverage — more facilities exist than were fetched)
NEAREST LARGE-QUANTITY GENERATOR (COUNTY-WIDE, NOT RADIUS-LIMITED)	Highline 28-29 Development (0.15 mi, county-wide)

Disclosure context from EPA/utility records, not a health verdict. Radon zones are county-level potential — test the building to know its level.

Source: [EPA Toxics Release Inventory ↗](#) · [EPA RCRA hazardous-waste program ↗](#)

07 · REPORTED-INCIDENT CONTEXT

Crime context (area)

REPORTED INCIDENTS	500 (past 365 days)
SOURCE FEED	NYPD — Complaint Data Historic
JURISDICTION	New York, New York County, NY

MOST-REPORTED CATEGORIES

- Misdemeanor — 274
- Property crime — 241
- Theft — 200
- Felony — 173
- Crimes against persons — 126
- Violation — 53

- Property Damage — 25
- Robbery — 21

Reported incidents are allegations, not convictions, and absence of records is not evidence of safety. Area-level counts only — no person, case, victim, charge, or exact-address detail. Not a safety verdict, score, ranking, or prediction.

Source: [NYPD — Complaint Data Historic ↗](#)

OFFICIAL CHECKS

Verify next

- [Open the county parcel card for the full assessment record](#)
- Review nearby rezoning and development cases on the planning portal
- [Check the effective FEMA flood panel for this parcel](#)

● How to read this report

- These are cited public records — a point-in-time snapshot that is incomplete and can lag. Verify every fact at its linked official source before acting.
- Notable facts are a prioritized RESTATEMENT of records below, not a score, ranking, or judgment of the place.
- Appraised/assessed values are cited assessor/appraisal-district records for taxation — not a Locus appraisal or market valuation; assessed value and any sale price are different measures.
- FEMA flood mapping is revised over time and misses localized stormwater; "not high-risk" is not the same as "no flood risk." Re-check the effective panel.
- Nearest-facility distances are straight-line from the property point to each EPA-reported coordinate, within the listed radius; a facility just over a county line may sit closer and not appear (the list is fetched per county). TRI/RCRA presence is disclosure context, not a health finding; radon zones are county-level potential.
- Reported-incident counts are jurisdiction-wide allegations (not convictions), incomplete, and not parcel- or block-level.

Sources consulted (19)

- 1

NYC Department of City Planning — PLUTO / MapPLUTO
Real estate / parcel roll · fetched July 17, 2026
[dev.socrata.com/...](#) ↗
- 3

FEMA National Flood Hazard Layer (NFHL)
Flood hazard layer
[hazards.fema.gov/...](#) ↗
- 5

USGS The National Map - USGSNAIPPlus
NAIP aerial imagery · fetched July 17, 2026
[usgs.gov/...](#) ↗
- 7

EPA Toxics Release Inventory — New York facilities
Toxics Release Inventory
[enviro.epa.gov/...](#) ↗
- 9

Road projects & traffic counts
[gisportalny.dot.ny.gov/...](#) ↗
- 11

Housing stock (Census ACS)
[geocoding.geo.census.gov/...](#) ↗
- 13

Flood gauges
[waterservices.usgs.gov/...](#) ↗
- 15

Cleanup & Superfund sites
[services.arcgis.com/...](#) ↗
- 17

FEMA declarations & NFIP claims
[fema.gov/...](#) ↗
- 19

Local & state legislation
[legiscan.com/...](#) ↗
- 2

NYPD — Complaint Data Historic
Reported incidents
[dev.socrata.com/...](#) ↗
- 4

New York State Department of Transportation (NYSDOT GIS)
Transportation network
[dot.ny.gov/...](#) ↗
- 6

FEMA OpenFEMA API + National Flood Hazard Layer services
NFIP paid flood-insurance claims
[fema.gov/...](#) ↗
- 8

Wildfire hazard (FEMA NRI)
[services.arcgis.com/...](#) ↗
- 10

Transit context
[data.ny.gov/...](#) ↗
- 12

Fair market rents (HUD)
[huduser.gov/...](#) ↗
- 14

Regulated-facility compliance (EPA ECHO)
[echodata.epa.gov/...](#) ↗
- 16

Storm events (NOAA)
[ncei.noaa.gov/...](#) ↗
- 18

Nearby places
[openstreetmap.org](#) ↗

Cited public-record context for awareness only — a point-in-time snapshot, not a consumer report, screening tool, legal advice, prediction, valuation, or a safe/unsafe judgment of any place or person. Public records are incomplete and can lag; arrests/charges are allegations unless a disposition is confirmed. Verify with the cited official sources before acting.

· Public-record context for property decisions.