



Property Description Report For: 440 Glen St, Municipality of Glens Falls

No Photo Available

Total Acreage/Size:	0.33	Status:	Active
Land Assessment:	2021 - \$46,100 2020 - \$46,100	Roll Section:	Taxable
Full Market Value:	2021 - \$310,400 2020 - \$310,400	Swis:	520500
Equalization Rate:	----	Tax Map ID #:	302.20-5-2
Deed Book:	5709	Property Class:	411 - Apartment
Grid East:	717735	Site:	COM 1
		In Ag. District:	No
		Site Property Class:	411 - Apartment
		Zoning Code:	C-P - Prof. Office
		Neighborhood Code:	00402
		School District:	Glens Falls
		Total Assessment:	2021 - \$232,800 2020 - \$232,800
		Property Desc:	6 Apt.&gar. 0.31 Ac. 55.-3-5
		Deed Page:	311
		Grid North:	1633525

Owners

EBRM Properties LLC
12 Queens Ln
Queensbury NY 12804

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
2/8/2018	\$1,270,000	411 - Apartment	Land & Building	Phil Rose Apartments LLC	No	No	Yes	5709/311

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1950		Normal	Economy	5378	2

Improvements

Structure	Size	Grade	Condition	Year
Porch-up enc	88.00 sq ft	Average	Normal	1950
Porch-coverd	88.00 sq ft	Average	Normal	1950
Porch-coverd	169.00 sq ft	Average	Normal	1950
Porch-up cov	124.00 sq ft	Average	Normal	1950
Gar-1.0 det	0 x 0	Average	Normal	1950

Special Districts for 2021

Description	Units	Percent	Type	Value
LB001-Crandall library dst	0	0%		0
SE001-Sewer cnty dist no 1	0	0%		0
WT031-City water dist.	0	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
LB001-Crandall library dst	0	0%		0
SE001-Sewer cnty dist no 1	0	0%		0
WT031-City water dist.	0	0%		0