



## Property Description Report For: 2 Spring St, Municipality of V. Hudson Falls



**Total Acreage/Size:** 0.27  
**Land Assessment:** 2022 - \$17,400  
**Full Market Value:** 2022 - \$215,300  
**Equalization Rate:** 2022 - 100.00%  
**Deed Book:** 3712  
**Grid East:** 734574

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 534401  
**Tax Map ID #:** 154.9-7-1.2  
**Property Class:** 230 - 3 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 230 - 3 Family Res  
**Zoning Code:** RA - Res Class A  
**Neighborhood Code:** 00009  
**School District:** Hudson Falls  
**Total Assessment:** 2022 - \$215,300  
**Property Desc:**  
**Deed Page:** 179  
**Grid North:** 1630550

### Area

<b>Living Area:</b>	2,683 sq. ft.	<b>First Story Area:</b>	934 sq. ft.
<b>Second Story Area:</b>	1,749 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	2
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

### Structure

<b>Building Style:</b>	Colonial	<b>Bathrooms (Full - Half):</b>	3 - 0
<b>Bedrooms:</b>	6	<b>Kitchens:</b>	3
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Partial
<b>Porch Type:</b>	Porch-up opn	<b>Porch Area:</b>	80.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	815.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1992	<b>Eff Year Built:</b>	

### Owners

Christopher S Pray  
P.O. Box 941  
Glens Falls NY 12801

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/14/2016	\$194,000	230 - 3 Family Res	Land & Building	Schermerhorn Fort Ann LLC	Yes	Yes	No	3712/179
3/15/2006	\$0	230 - 3 Family Res	Land & Building	Schermerhorn Properties Inc	No	No	No	2113/269

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Natural Gas	<b>Central Air:</b>	No

## Improvements

Structure	Size	Grade	Condition	Year
Porch-up opn	8 x 10	Average	Normal	1992
Porch-open/deck	8 x 10	Average	Normal	1992
Gar-1.0 att	815.00 sq ft	Average	Normal	1992

## Special Districts for 2022

Description	Units	Percent	Type	Value
SD442-Kings/ft ed swr 2	0	0%		0

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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## Taxes

Year	Description	Amount
2022	County	\$2,405.64
2022	Village	\$2,303.68
2021	County	\$1,693.62
2021	School	\$2,403.05
2021	Village	\$1,618.81

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**