



Property Description Report For: 28 Crandall St, Municipality of Glens Falls

No Photo Available

| | | | |
|----------------------------|--|-----------------------------|---|
| Status: | Active | Roll Section: | Taxable |
| Swis: | 520500 | Tax Map ID #: | 309.27-2-3 |
| Property Class: | 230 - 3 Family Res | Site: | RES 1 |
| In Ag. District: | No | Site Property Class: | 230 - 3 Family Res |
| Zoning Code: | R-2 - 2 Fam Res | Neighborhood Code: | 00204 |
| School District: | Glens Falls | Total Assessment: | 2023 - \$58,000 2022 - \$58,000 2021 - \$92,400 |
| Total Acreage/Size: | 0.19 | Property Desc: | 3 F-Res 52x165 76.-4-14 |
| Land Assessment: | 2023 - \$30,900 2022 - \$30,900 2021 - \$13,300 | Deed Page: | 10 |
| Full Market Value: | 2023 - \$58,000 2022 - \$58,000 2021 - \$123,200 | Grid North: | 1631718 |
| Equalization Rate: | ---- | | |
| Deed Book: | 5979 | | |
| Grid East: | 717724 | | |

Area

| | | | |
|-------------------------------|---------------|----------------------------------|---------------|
| Living Area: | 1,844 sq. ft. | First Story Area: | 1,220 sq. ft. |
| Second Story Area: | 624 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 2 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|---------------|---------------------------------|--------------|
| Building Style: | Old style | Bathrooms (Full - Half): | 3 - 0 |
| Bedrooms: | 4 | Kitchens: | 3 |
| Fireplaces: | 0 | Basement Type: | Full |
| Porch Type: | Porch-covered | Porch Area: | 15.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | Poor | Overall Grade: | Average |
| Year Built: | 1900 | Eff Year Built: | |

Owners

John M Beckem, II
P.O. Box 2661
Glens Falls NY 12801

Utilities

| | | | |
|--------------------|-------------|----------------------|-------------|
| Sewer Type: | Comm/public | Water Supply: | Comm/public |
| Utilities: | Gas & elec | Heat Type: | Hot air |
| Fuel Type: | Natural Gas | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year |
|--------------|---------|---------|-----------|------|
| Porch-coverd | 3 x 5 | Average | Normal | 1900 |
| Canpy-w/slab | 4 x 6 | Average | Normal | 1900 |
| Porch-up cov | 6 x 17 | Average | Normal | 1900 |
| Porch-coverd | 6 x 17 | Average | Normal | 1900 |
| Shed-machine | 6 x 16 | Average | Normal | 1900 |
| Gar-1.0 det | 24 x 24 | Average | Good | 2001 |

Special Districts for 2023

| 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 2022

| 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 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 |