



Property Description Report For: 40 Hunter St, Municipality of Glens Falls

No Photo Available

Total Acreage/Size:	0.09	Status:	Active
Land Assessment:	2023 - \$16,000 2022 - \$16,000 2021 - \$12,500	Roll Section:	Taxable
Full Market Value:	2023 - \$160,600 2022 - \$160,600 2021 - \$113,333	Swis:	520500
Equalization Rate:	----	Tax Map ID #:	302.16-13-42
Deed Book:	5489	Property Class:	220 - 2 Family Res
Grid East:	719456	Site:	RES 1
		In Ag. District:	No
		Site Property Class:	220 - 2 Family Res
		Zoning Code:	R-1B - 1 Fam Mod Dens
		Neighborhood Code:	00204
		School District:	Glens Falls
		Total Assessment:	2023 - \$160,600 2022 - \$160,600 2021 - \$85,000
		Property Desc:	2f-Res. 44x80 21.-1-28
		Deed Page:	71
		Grid North:	1635424

Area

Living Area:	2,208 sq. ft.	First Story Area:	1,287 sq. ft.
Second Story Area:	921 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):	2 - 0
Bedrooms:	4	Kitchens:	2
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	32.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1900	Eff Year Built:	

Owners

Melchizedek RE & Develpmnt
LLC
16 Hudson St 2261
Queensbury NY 12804

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	4 x 8	Average	Normal	1910
Porch-coverd	5 x 12	Average	Normal	1910
Porch-up cov	6 x 7	Average	Normal	1910
Canpy-roof	6 x 7	Average	Normal	1910
Porch-up enc	6 x 13	Average	Normal	1910
Canpy-w/slab	4 x 3	Average	Normal	0

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