



Property Description Report For: 43 Main St, Municipality of V. South Glens Falls



Status: Active
Roll Section: Taxable
Swis: 414401
Tax Map ID #: 37.45-2-33
Property Class: 411 - Apartment
Site: COM 1
In Ag. District: No
Site Property Class: 411 - Apartment
Zoning Code: C1
Neighborhood Code: 44002
School District: South Glens Falls
Total Assessment: 2023 - \$550,000
Property Desc: Dangos Dugout
Deed Page: 9593
Grid North: 1629682

Total Acreage/Size: 0.23
Land Assessment: 2023 - \$50,700
Full Market Value: 2023 - \$550,000
Equalization Rate: ----
Deed Book: 2022
Grid East: 721425

Owners

Brian Mathis
 5978 State Route 40
 Argyle NY 12809

Moriah Mathis
 5978 State Route 40
 Argyle NY 12809

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
11/22/2021	\$540,000	482 - Det row bldg	Land & Building	Ely, James Atherton	Yes	Yes	No	2022/9593
9/5/2019	\$350,000	482 - Det row bldg	Land & Building	Sean Kam & Logan Realty LLC	Yes	Yes	No	2019/28687
7/7/2005	\$375,000	482 - Det row bldg	Land & Building	Russo, Patrick A	No	No	No	1727/68

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
50	0	0	0	Unfinished	1970		Normal	Average	9200	2

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	12 x 4	Average	Normal	1970
Porch-up cov	301.00 sq ft	Average	Normal	1900
Porch-covered	271.00 sq ft	Average	Normal	1970
Porch-enclsd	24.00 sq ft	Average	Normal	1970
Porch-enclsd	6 x 5	Average	Normal	1970
Pavng-asphlt	0 x 0	Average	Normal	1970
Cold stor rm	100 x 1	Average	Normal	1970
Canpy-w/slab	42 x 5	Average	Normal	1970

Special Districts for 2023

Description	Units	Percent	Type	Value
LB003-Library	0	0%		0

Exemptions

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

Taxes

Year	Description	Amount
2023	County	\$14,137.76
2022	County	\$11,894.52

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