



Property Description Report For: 2 Broad St Plz, Municipality of Glens Falls

No Photo Available

Status:	Active	Roll Section:	Taxable
Swis:	520500	Tax Map ID #:	309.7-13-4
Property Class:	465 - Prof. bldg.	Site:	COM 1
In Ag. District:	No	Site Property Class:	465 - Prof. bldg.
Zoning Code:	GC1 - Gen Comm 1	Neighborhood Code:	00402
School District:	Glens Falls	Total Assessment:	2023 - \$1,976,200 2022 - \$1,976,200
Total Acreage/Size:	1.16	Property Desc:	Professional Building 1.16 Ac. 82.-1-1.3
Land Assessment:	2023 - \$132,800 2022 - \$132,800	Deed Page:	39
Full Market Value:	2023 - \$2,102,340 2022 - \$1,976,200	Grid North:	1630547
Equalization Rate:	----		
Deed Book:	1121		
Grid East:	716754		

Owners

Adirondack Medicine Inc
P.O. Box 452
Glens Falls NY 12801

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
5/6/1999	\$1,700,000	465 - Prof. bldg.	Land & Building	Broad, St.prof.center	Yes	No	No	1121/39
8/7/1998	\$1	465 - Prof. bldg.	Land & Building	Gf, Ida	Yes	No	No	1076/265

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
100	100	100	1		1990		Normal	Average	22188	3

Improvements

Structure	Size	Grade	Condition	Year
Canpy-com wd	720.00 sq ft	Good	Normal	1990
Canpy-com wd	168.00 sq ft	Good	Normal	1990
Pavng-asphlt	30000 × 4	Average	Normal	1990

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

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