



# Property Description Report For: 9-15 Broad St, Municipality of Glens Falls

*No Photo Available*

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	520500
<b>Tax Map ID #:</b>	309.28-1-3.1
<b>Property Class:</b>	482 - Det row bldg
<b>Site:</b>	COM 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	482 - Det row bldg
<b>Zoning Code:</b>	05
<b>Neighborhood Code:</b>	00401
<b>School District:</b>	Glens Falls
<b>Total Assessment:</b>	2023 - \$2,182,200 2022 - \$2,182,200
<b>Total Acreage/Size:</b>	1.23
<b>Land Assessment:</b>	2023 - \$186,500 2022 - \$186,500
<b>Full Market Value:</b>	2023 - \$2,321,489 2022 - \$2,182,200
<b>Equalization Rate:</b>	----
<b>Deed Book:</b>	1339
<b>Grid East:</b>	718738
<b>Property Desc:</b>	BID
<b>Deed Page:</b>	206
<b>Grid North:</b>	1631620

## Owners

Union Square Properties LLC  
71 Chestnut Ridge Rd  
Queensbury NY 12804

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
9/10/2003	\$445,000	449 - Other Storage	Land & Building	Epic Ventures	Yes	Yes	No	1339/206

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec		

## Inventory

<b>Overall Eff Year Built:</b>	1950	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	2

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	100	10	2	Finished		1950	Normal	Average+	52362	3

## Site Uses

Use	Rentable Area (sqft)	Total Units
Row storage	9,454	0
Small retail	8,000	0
Restaurant	1,950	0
Walk-up off	7,600	0
Row storage	2,800	0
Dstr wrhouse	22,558	1

## Improvements

Structure	Size	Grade	Condition	Year
Ld dock-wood	8 × 8	Average	Fair	1950
Ld dock-wood	10 × 12	Average	Fair	1950
Shed-machine	8 × 40	Average	Fair	1950
Ld dock-wood	16 × 23	Average	Fair	1950
Gar-2.0 att	23 × 16	Average	Good	1950
Pavgng-asphlt	640 × 0	Average	Normal	2008
Pavgng-asphlt	0 × 0	Average	Normal	2008

## Land Types

Type	Size
Primary	53,579.00 sq ft

## Special Districts for 2023

Description	Units	Percent	Type	Value
BD001-Business Imp Dist	0	0%		0
EZ001-Empire Zone	0	0%		0
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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