

Property Details - 40 Main St, South Glens Falls - 37.45-1-27.1 - SWIS: 414401 (South Glens Falls)

Structure

Building 1	
Number of Identical Buildings	1
Actual Year Built	1981
Effective Year Built	
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	377
Gross Floor Area	5387
Number of Stories	1.0
Story Height	10
Air Conditioning %	100%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	



[View Property on GIS Map](#)

2025 Final Assessment Information

Land Assessed Value	\$116,100
Total Assessed Value	\$535,000
Equalization Rate	100.00%
Full Market Value	\$535,000
Partial Construction	No
County Taxable	\$535,000
Municipal Taxable	\$535,000
School Taxable	\$535,000
Village Taxable	\$535,000
Roll Section	1

Property Description

Property Location	40 Main St
Property Type	484 - 1 use sm bld
Neighborhood Code	44002
SWIS	414401
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	C1
School	So Glens Falls
Book	1766
Page	483
Grid East	721245
Grid North	1629526
Acres	0.54
Front	142.00
Depth	165.00
Survey Map(s)	B-552
Agricultural District	No

Last Property Sale

Deed Date	08/18/2006
Deed Book	1766
Deed Page	483
Contract Date	
Sale Date	03/02/2006
Full Sale Price	\$445,000
Net Sale Price	\$445,000
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Michael Beshara

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Sorrentino Holdings LLC	241 Grooms Rd			Halfmoon	NY	12065		

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
08/18/2006	1766	483		03/02/2006		\$445,000	\$445,000	Yes	Yes	Michael Beshara

No Exemption Data Found

Land

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	0.54				

Commercial Site Uses

Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	D09 - Sm food mkt	0	4469
1	D08 - Small retail	0	918

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	LP4 - Pavng-asphlt	18000.00		1.00	3 - Normal	1965	

1	SN4 - Sign-dbl pls		13.00 x 9.00	1.00	3 - Normal	1981	
1	LT3 - Strlt-flourc	15.00		3.00	3 - Normal	1985	
1	LD1 - Ld dock-wood		10.00 x 10.00	1.00	3 - Normal	1999	
1	RP1 - Porch-open/deck	1160.00		1.00	3 - Normal	1999	
1	FC1 - Shed-machine	90.00		1.00	3 - Normal	1981	

Special Districts			
Code Description	Type	Primary Units	Secondary Units
LB003 - Library	A	0.00	0.00

