



Property Description Report For: 46-56 South St, Municipality of Glens Falls

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	520500
Tax Map ID #:	309.28-2-6
Property Class:	481 - Att row bldg
Site:	COM 1
In Ag. District:	No
Site Property Class:	481 - Att row bldg
Zoning Code:	CCD
Neighborhood Code:	00401
School District:	Glens Falls
Total Assessment:	2023 - \$550,000 2022 - \$550,000
Total Acreage/Size:	0.19
Land Assessment:	2023 - \$117,300 2022 - \$117,300
Full Market Value:	2023 - \$585,106 2022 - \$550,000
Equalization Rate:	----
Deed Book:	5650
Grid East:	719143
Property Desc:	Store Factory BID 61.-3-1
Deed Page:	164
Grid North:	1631819

Owners

Nims Properties LLC
1546 Route 196
Fort Edward NY 12828

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/10/2017	\$600,000	481 - Att row bldg	Land & Building	Shabat, Peter	Yes	No	No	5650/164
7/8/2014	\$50,000	481 - Att row bldg	Land & Building	Coughlin, RobertReferee	No	No	No	5007/108
6/30/2005	\$550,000	481 - Att row bldg	Land & Building	Shabat, Pinhas	Yes	Yes	No	1455/112
3/21/1995	\$150,000	481 - Att row bldg	Land & Building	Kanofsky, Shirley	Yes	Yes	No	942/159

Utilities

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

Inventory

Overall Eff Year Built: 0 **Overall Condition:** Fair
Overall Grade: Economy **Overall Desirability:** 2

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	100	0	0	Unfinished	1950		Fair	Average	23688	3

Improvements

Structure	Size	Grade	Condition	Year
Porch-up enc	1,827.00 sq ft	Average	Fair	1950
Porch-enclsd	1,827.00 sq ft	Economy	Poor	1950

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
WR001-Return water	0	0%	T	0

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