



Property Information		Request Information		Update Information
File#:	BS-X01817-8298590014	Requested Date:	12/23/2024	Update Requested:
Owner:	Richard D Ficarrota	Branch:		Requested By:
Address 1:	24 Franklin St	Date Completed:	01/13/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Glens Falls, NY	# of Parcel(s):	1	

## Notes

- CODE VIOLATIONS** Per City of Glens Falls Department of Zoning there are No Open Code Violation case on this property.  
 Collector: City of Glens Falls  
 Payable: 333 Glen St, Suite 702 Glens Falls, NY 12801  
 Business# 518-761-3848
- PERMITS** Per City of Glens Falls Department of Building there are No Open/Pending/Expired permit on this property.  
 Collector: City of Glens Falls  
 Payable: 333 Glen St, Suite 702 Glens Falls, NY 12801  
 Business# 518-761-3848
- SPECIAL ASSESSMENTS** Per City of Glens Falls Tax Collector there are No Special Assessments/liens on the property.  
 Collector: City of Glens Falls  
 Payable: 42 Ridge St Glens Falls, NY 12801  
 Business# 518-761-3828
- DEMOLITION** NO
- UTILITIES**
  - WATER AND SEWER**  
 Account #:203948225  
 Payment Status: Paid  
 Status: Pvt & Lienable  
 Amount: \$0.00  
 Good Thru: NA  
 Account Active: Yes  
 Collector: Municipality of Glens Falls Utilities  
 Payable: 42 Ridge St Glens Falls, NY 12801  
 Business# 518-761-3800
  - GARBAGE**  
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN



# Property Description Report For: 24 Franklin St, Municipality of City of Glens Falls



**Total Acreage/Size:** 0.17  
**Land Assessment:** 2024 - \$30,000  
 2023 - \$30,000  
**Full Market Value:** 2024 - \$323,602  
 2023 - \$321,915  
**Equalization Rate:** ----  
**Deed Book:** 5869  
**Grid East:** 718276

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 520500  
**Tax Map ID #:** 309.16-6-27  
**Property Class:** 210 - 1 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 210 - 1 Family Res  
**Zoning Code:** R-1B - 1 Fam Mod  
 Dens  
**Neighborhood Code:** 00206  
**School District:** Glens Falls  
**Total Assessment:** 2024 - \$302,600  
 2023 - \$302,600

**Property Desc:** Res. 97.-2-17.3  
**Deed Page:** 108  
**Grid North:** 1627490

## Area

**Living Area:** 2,400 sq. ft.  
**Second Story Area:** 700 sq. ft.  
**Additional Story Area:** 0 sq. ft.  
**Finished Basement:** 850 sq. ft.  
**Finished Rec Room:** 0 sq. ft.  
**First Story Area:** 850 sq. ft.  
**Half Story Area:** 0 sq. ft.  
**3/4 Story Area:** 0 sq. ft.  
**Number of Stories:** 2  
**Finished Area Over Garage:** 850 sq. ft.

## Structure

**Building Style:** Contemporary  
**Bedrooms:** 3  
**Fireplaces:** 0  
**Porch Type:** Porch-covered  
**Basement Garage Cap:** 0  
**Overall Condition:** Normal  
**Year Built:** 1994  
**Bathrooms (Full - Half):** 2 - 1  
**Kitchens:** 1  
**Basement Type:** Full  
**Porch Area:** 24.00  
**Attached Garage Cap:** 240.00 sq. ft.  
**Overall Grade:** Average  
**Eff Year Built:**

## Owners

Richard D Ficarrotta  
 24 Franklin St  
 Glens Falls NY 12801

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/27/2018	\$228,900	210 - 1 Family Res	Land & Building	Prehoda, David	Yes	No	No	5869/108
6/29/2018	\$93,000	210 - 1 Family Res	Land & Building	SONYMA	No	No	No	5781/181
11/1/2017	\$80,000	210 - 1 Family Res	Land & Building	Baker, Edward E	No	No	No	5669/225
2/27/1995	\$91,512	000 - 000	Land & Building	Shelter, Homes Ltd	Yes	Yes	No	941/27

## Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Fuel Type:** Natural Gas  
**Water Supply:** Comm/public  
**Heat Type:** Hot air  
**Central Air:** No

## Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	12 × 20	Average	Normal	1994
Porch-coverd	3 × 8	Average	Normal	1994
Patio-flg/cn	10 × 12	Average	Normal	1994
Shed-machine		Average	Normal	0

## Special Districts for 2024

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

## Special Districts for 2023

Description	Units	Percent	Type	Value
LB001-Crandall library dst	0	0%		0
WT031-City water dist.	0	0%		0
SE001-Sewer cnty dist no 1	0	0%		0

## Exemptions

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

Year	Description	Amount
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**\* Taxes reflect exemptions, but may not include recent changes in assessment.**

**CODE ENFORCEMENT OFFICE**

**CITY OF GLENS FALLS**

DEPARTMENT OF BUILDING AND CODES  
42 RIDGE STREET  
GLENS FALLS, NY 12801  
(518) 761-3810

**RESOLUTION OF VIOLATION**

**DATE:07/13/2009**

**TO: BAKER EDWARD E  
24 FRANKLIN ST  
GLENS FALLS NY 12801**

**SEC-BLK-LOT: 309.16-6-27**

**INCIDENT NO: 09-100**

**LOCATION: 24 FRANKLIN**


Our records indicate that the Violation hereinafter described has been cleared and corrected as of the 10 day of July, 2009 in the following manner: Addr done, reg, fence, rubbish, steps.

In which you were charged with committing the following offense at the abovementioned location:

No unregistered motor vehicles. Fences shall be maintained. Buildings shall have address numbers. Steps shall be maintained. All exterior premises shall be free of rubbish.

In violation of:

SECTION: Building & Zoning Code  
SUBDIVISION: Chapter 220-37 A  
TITLE:  
PAGE:

  
James G. Buxton, Building Inspector

CITY OF GLENS FALLS  
DEPARTMENT OF BUILDING AND CODES  
42 RIDGE STREET  
GLENS FALLS, NY 12801  
(518) 761-3810

NOTICE OF VIOLATION AND ORDER TO REMEDY SAME

Issue Date: 06/15/2009

TO: BAKER EDWARD E  
24 FRANKLIN ST  
GLENS FALLS NY 12801

SEC-BLK-LOT: 309.16-6-27

REFERENCE NO: 09-100

LOCATION: 24 FRANKLIN

\*\*\*\*\*PLEASE TAKE NOTICE\*\*\*\*\*

THERE EXISTS VIOLATIONS OF THE UNIFORM CODE OF THE STATE  
OF NEW YORK AND/OR THE CITY OF GLENS FALLS HOUSING CODE AT THE  
ABOVE REFERENCED PROPERTY AS LISTED BELOW:

No unregistered motor vehicles. Fences shall be maintained. Buildings shall have address numbers. Steps shall be maintained. All exterior premises shall be free of rubbish.

The above noted condition is in direct violation of:

Building & Zoning Code  
Chapter 220-37 A

NYS Uniform Fire Prev. & Bldg. Code  
Section: 304.2 304.3 304.10 307.1

I observed the following:

Jeep without registration sticker. Section of fence missing. Address number missing from mailbox location. Front steps in disrepair. Rubbish, grates, rugs, foldaway bed, boards, brake rotor, ect.

YOU ARE THEREFORE DIRECTED AND ORDERED TO COMPLY WITH THE LAW AND REMEDY THE CONDITIONS ABOVE MENTIONED IMMEDIATELY.

REINSPECTION IS SCHEDULED FOR 06/22/2009 7-1-09

FAILURE TO REMEDY THE CONDITIONS AFORESAID AND TO COMPLY WITH THE APPLICABLE PROVISIONS OF THE LAW MAY CONSTITUTE AN OFFENSE PUNISHABLE BY FINE AND/OR PENALTY OR BOTH.

\*\* NOTICE \*\* FAILURE TO COMPLY WILL RESULT IN REFERENCE OF THIS MATTER TO THE COURTS FOR FURTHER ACTION !

*Alvarez receipt for  
front steps. Check back.*

*James G. Buxton*  
James G. Buxton  
Building Inspector  
CITY OF GLENS FALLS

*Alvarez 7-10-09 2:35 PM JB*

CITY OF GLENS FALLS  
42 RIDGE STREET  
GLENS FALLS, NEW YORK 12801

TO BE COMPLETED BY BLDG. DEPT.

Zoning Designation \_\_\_\_\_ Permit Issued 8/10/94  
Arch. Review Agenda \_\_\_\_\_ Permit Expiration 2/10/95  
Variance Agenda \_\_\_\_\_ Permit No. 9872  
Application No. 1281 Approved By \_\_\_\_\_  
Plan No. 7443

APPLICATION FOR BUILDING AND ZONING PERMIT

RECEIVED

A PERMIT MUST BE OBTAINED BEFORE BEGINNING CONSTRUCTION AUG 02 1994  
ANSWER ALL OF THE FOLLOWING.

BLDG & CODES

Date \_\_\_\_\_  
Property location 22-28 Franklin St. Section 97 Block 2 Lot 17  
Owner's Name Shelter Homes, Ltd. Address Box 168x Howes Cave, N.Y. 12092  
Architect Scott Barton Address Cobleskill, N.Y. 12043  
Builder Shelter Homes, Ltd. Address Same  
Mason Shelter Homes, Ltd. Address Same  
Licensed Plumber Active Heating Address Glens Falls  
Demolition Contractor \_\_\_\_\_ Address \_\_\_\_\_

NATURE OF PROPOSED WORK:  Construction of a new building  
 Addition to a building  
 Alteration to a building  
 Demolition (state size and location of structure affected) \_\_\_\_\_  
 Other (describe) \_\_\_\_\_

PRIMARY BUILDING:  One family dwelling  
 Two family dwelling  
 Multiple dwelling - Number of units \_\_\_\_\_  
 Permanent occupancy  
 Transient occupancy  
 Business  
 Industrial  
 Addition - what will use be? \_\_\_\_\_

ACCESSORY BUILDING: \_\_\_\_\_  
Detached garage - number of cars \_\_\_\_\_  
Attached garage - number of cars \_\_\_\_\_  
Other (describe) \_\_\_\_\_

ESTIMATED COST OF CONSTRUCTION: 85,000

ZONING INFORMATION:  
A PLOT PLAN MUST BE SUBMITTED. Show all existing and proposed buildings and indicate all set-back dimensions from property lines. Include street name(s) and numbers, indicating whether interior or corner lot.

Size of property: 75 feet X 100 feet  
Proposed building distance from property lines: 15' front  
12.5' side  
12.5' side  
25' rear

If a corner lot, setback from side street: \_\_\_\_\_ feet  
Existing building(s) size: \_\_\_\_\_ feet X \_\_\_\_\_ feet  
Existing building(s) use: \_\_\_\_\_



CITY OF GLENS FALLS  
42 RIDGE STREET  
GLENS FALLS, NEW YORK 12801

APPLICATION FOR: BUILDING PERMIT IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CODE.

A PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

RECEIVED

AUG 02 1994

ANSWER ALL OF THE FOLLOWING:

PLUGS & CODES

1. Gross floor area 1424
2. Type of heat Gas Fired
3. Is the building mechanically cooled? YES  NO
4. Percentage of area of windows and doors 7%
  - A. Over 16% ONLY
    1.  $U_o$  value of gross area of walls, roof/ceiling and floors exposed to ambient conditions ~~1~~
    2. Floor over heated spaces YES  NO 
      - a. Are foundation walls insulated?  YES  NO 
        1. If YES, what is the R value? ~~2.25~~
    3. Slab on grade? YES  NO 
      - a. If YES, what is the R value of insulation around perimeter of floor \_\_\_\_\_
    4. Is basement heated YES  NO 
      - a. R value of insulation \_\_\_\_\_
  - B. Under 16% ONLY
    1. R value of roof and floors exposed to ambient conditions R-38
    2. R value of exterior walls R-21.9
    3. R value of glazed area R-3.75
    4. R value of doors R-3.5
    5. R value of floors over unheated spaces -
    6. R value of slab edge insulation - unheated slab \_\_\_\_\_
    7. R value of slab insulation - heated slab \_\_\_\_\_
    8. R value of heated basement/cellar walls (above grade) R-22
    9. R value of heated basement/cellar walls (below grade) R-22
    10. Type of insulation Fiberglass/polystyrene
  - C. Controls
    1. Thermostat maximum heat setting 90
  - D. Duct Systems
    1. Is duct system installed in unheated spaces? YES  NO 
      - a. If YES, R value of duct installation \_\_\_\_\_
      - b. R value of duct in other areas \_\_\_\_\_
  - E. Piping Insulation
    1. Size of hot water or cooling carrying agent pipe ~~1/2"~~ 1/2"
    2. R value of pipe insulation 4.0
  - F. Service Water Heating
    1. Performance efficiency \_\_\_\_\_
  - G. For Swimming Pool Only
    1. Maximum Heating \_\_\_\_\_

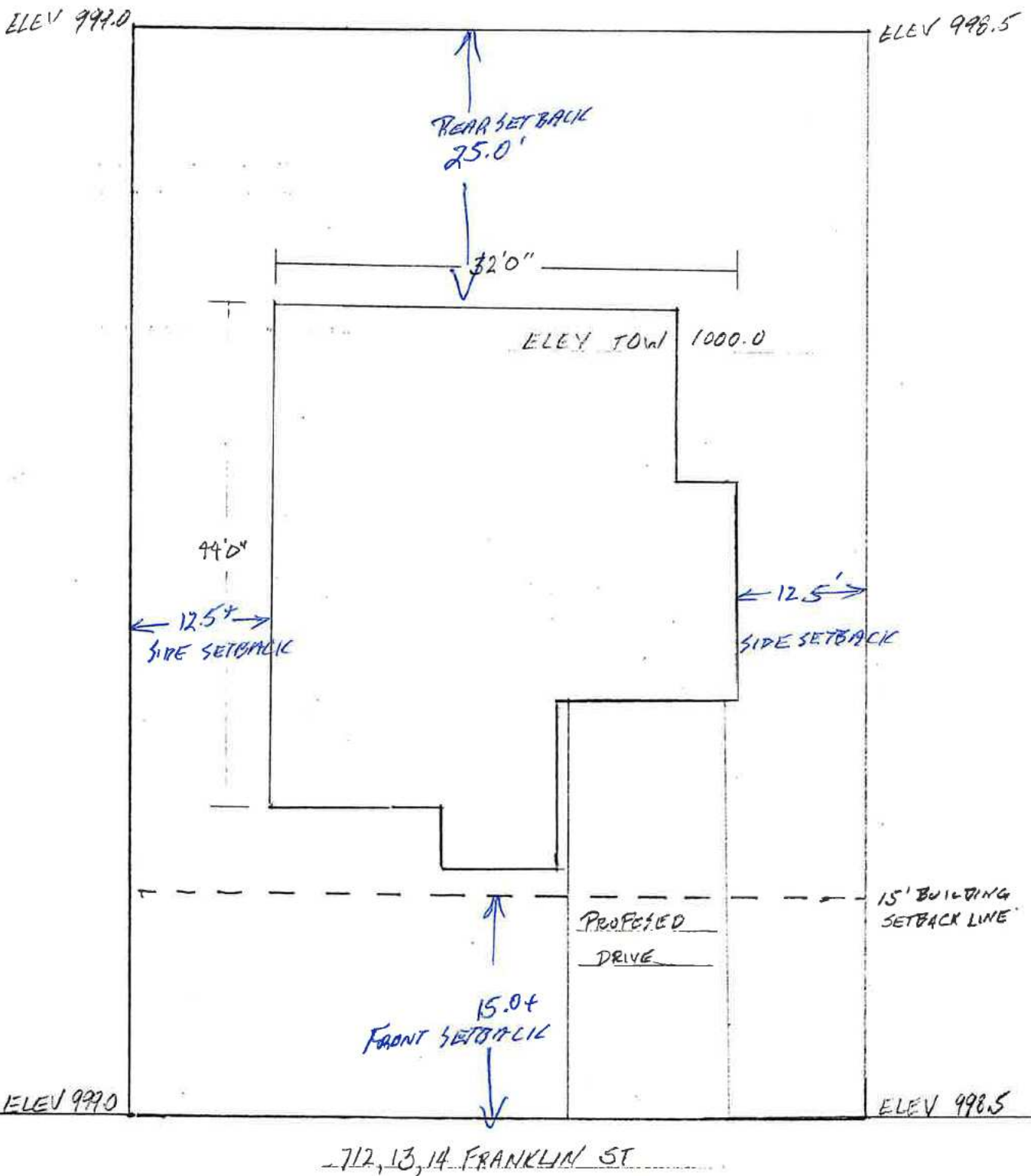
James B. King - Shelter Homes, Inc.  
(applicant's signature)

Box 168x Howes Cove NY 12092  
(address)

(t

TYPICAL PLOT PLAN

RECEIVED  
AUG 02 1994  
BLDG & CODES



SCALE 1" = 10.0'



# Utility Billing

## Manage Bills

[Account Summary](#)

<b>Service Address</b>	24 FRANKLIN
<b>Account Number</b>	203948225
<b>As of</b>	<input type="text" value="01/13/2025"/>

**Outstanding Bills** (bill years 2015 to 2026 only) [Hide Past Bills](#) ▼

There are no outstanding bills for this account.

**Past Bills**

Bill	Bill Date	Post Date	Total Paid	Details	Type
599092	10/10/2024	12/2/2024	\$0.00	<a href="#">Bill Details</a>	
591470	7/10/2024	12/2/2024	\$0.00	<a href="#">Bill Details</a>	
585520	4/10/2024	12/2/2024	\$0.00	<a href="#">Bill Details</a>	
579569	1/19/2024	12/2/2024	\$0.00	<a href="#">Bill Details</a>	
573598	10/13/2023	11/30/2023	\$0.00	<a href="#">Bill Details</a>	
567584	7/14/2023	11/30/2023	\$0.00	<a href="#">Bill Details</a>	
561634	4/12/2023	11/30/2023	\$0.00	<a href="#">Bill Details</a>	
555683	1/11/2023	11/30/2023	\$0.00	<a href="#">Bill Details</a>	
549854	10/7/2022	11/30/2022	\$7.98	<a href="#">Bill Details</a>	
543918	7/8/2022	9/30/2022	\$478.23	<a href="#">Bill Details</a>	
537807	4/8/2022	9/20/2022	\$281.43	<a href="#">Bill Details</a>	
531992	1/10/2022	2/15/2022	\$291.46	<a href="#">Bill Details</a>	

# Utility Billing

## Account Summary

[Manage Bills](#)

### Billing Account

<b>Service Address</b>	24 FRANKLIN
<b>Account Number</b>	203948225

### Your Current Balance

<b>Amount Due Now</b>	\$0.00
<b>Payment Due Date</b>	

### About Your Payments

Bill	Last Posted	Sum of Payments	View Details
537807	9/9/2022	\$281.43	<a href="#">details</a>
543918	9/9/2022	\$486.21	<a href="#">details</a>
531992	2/15/2022	\$291.46	<a href="#">details</a>

### Customer Information

<b>Name</b>	FICARROTTA, RICHARD DOUGLAS
<b>Address</b>	24 FRANKLIN ST. GLENS FALLS, NY 12801
<b>Customer ID</b>	357367

### Services

Service	Code	Start Date	Stop Date	Status	Consumption History
MTR WATER 1 1/4" & UNDER	1W125	5/1/2003		ACTIVE	<a href="#">View Consumption</a>
MTR SEWER 1 1/4" & UNDER	2S125	5/1/2003		ACTIVE	None
SWR MTR CAPITAL CHARGE	3SCAP1	5/1/2003		ACTIVE	None
MTR WTR CAPITAL CHARGE	4WCAP1	5/1/2003		ACTIVE	None