



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.**