

Rural Residence

RESIDENTIAL

951 RIVER RD

RICHVILLE, NY 13681

\$174,521 TopHap Estimate · \$101 / ft² · confidence 71 · as of Jul 14, 2026

4

BEDS

1,728 ft²

LIVING AREA

104 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$175K

\$123K low

\$226K high

Est. Owner Equity

\$174,521

TAX & ASSESSMENT

Property Tax	\$1,266 (2024)
Assessed Value	\$101,900
Previous Assessed	\$49,900
Assessor Market Value	\$139,589

PROPERTY FACTS

Property Type	Rural Residence
Style	Cape Cod
County	St. Lawrence
Lot (acres)	104.00
Heating	Forced Air

CLIMATE RISK

57 FLOOD	8 WILDFIRE	47 HEAT	88 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gouverneur Elementary School	Elementary	PK–4	7.3 mi
Gouverneur High School	High	9–12	7.6 mi
Gouverneur Middle School	Middle	5–8	8.7 mi

District: Gouverneur Central School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 13681

88 CRIME INDEX	86 AIR POLLUTION	1,021 POPULATION	\$63K MEDIAN IN-COME	44°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied