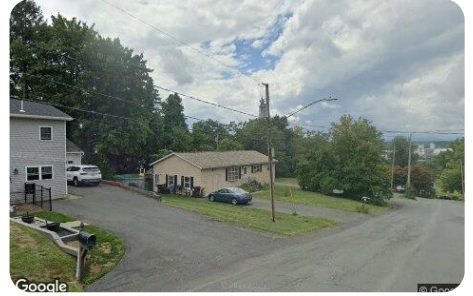


Single Family Residence **RESIDENTIAL**

# 18 RIVERVIEW TER

RENSSELAER, NY 12144

**\$375,901** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,526 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$376K**

\$340K low

\$412K high

Last Sale

**\$152,835 · Sep 5, 2018**

Est. Owner Equity

**\$113,101**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,438 (2025) |
| Assessed Value        | \$390,000      |
| Previous Assessed     | \$240,600      |
| Assessor Market Value | \$390,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RENSSELAER              |
| Lot (acres)   | 0.22                    |
| Heating       | Hot Water               |
| Garage        | Garage, Attached        |
| Pool          | Pool W/Hot Tub/Spa      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 12, 2022 | Financing | Warranty Deed       |           |                    | \$157K |
| Aug 6, 2018  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 13, 2015 | Resale    | Grant Deed          | \$165,000 | \$65               |        |
| Nov 15, 2012 | Resale    | Grant Deed          | \$179,000 | \$71               |        |

## ASSIGNED SCHOOLS

| SCHOOL               | LEVEL      | GRADES | DISTANCE |
|----------------------|------------|--------|----------|
| Red Mill School      | Elementary | PK-5   | 0.9 mi   |
| Columbia High School | High       | 9-12   | 2.6 mi   |
| Howard L Goff School | Middle     | 6-8    | 2.7 mi   |

District: East Greenbush 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 12144

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>113</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>20,884</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|