

Duplex (2 Units, Any Combination) RESIDENTIAL

52 RIVER ST
HOOSICK FALLS, NY 12090



7
BEDS

2
BATHS

2,576 ft²
LIVING AREA

0.24 ac
LOT SIZE

1880
YEAR BUILT

2
STORIES

VALUATION

Last Sale \$70,000 · Mar 11, 2021

TAX & ASSESSMENT

Property Tax	\$8,157 (2025)
Assessed Value	\$140,000
Previous Assessed	\$140,000
Assessor Market Value	\$145,078

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	RENSELAER
Lot (acres)	0.24
Heating	Hot Water
Garage	Garage, Detached
Pool	No

CLIMATE RISK

53 FLOOD	8 WILDFIRE	63 HEAT	83 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2021	Financing	Warranty Deed			
Feb 3, 2021	Resale	Deed	\$70,000	\$27	\$75K
Apr 23, 2010	Resale	Grant Deed	\$52,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hoosick Falls High School	High	9–12	1.5 mi
Hoosick Falls Elementary School	Elementary	PK–4	1.5 mi
Hoosick Falls Middle School	Middle	5–8	1.5 mi

District: Hoosick Falls 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 12090

132 CRIME INDEX	85 AIR POLLUTION	6,449 POPULATION	\$73K MEDIAN IN-COME	45°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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