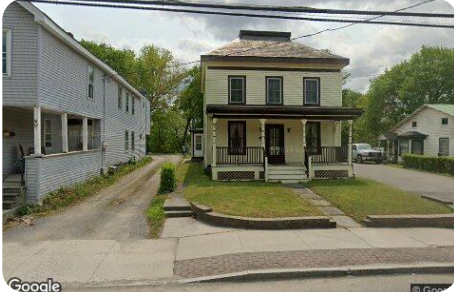


Duplex (2 Units, Any Combination)

RESIDENTIAL

54 RIVER ST

HOOSICK FALLS, NY 12090



6

BEDS

2

BATHS

2,552 ft²

LIVING AREA

0.2 ac

LOT SIZE

1870

YEAR BUILT

2

STORIES

TAX & ASSESSMENT

Property Tax	\$4,123 (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	RENSSELAER

Lot (acres)	0.20
Heating	Hot Water
Garage	Garage, Detached
Pool	No

CLIMATE RISK

53 FLOOD	6 WILDFIRE	63 HEAT	83 STORM	10 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2020	Quitclaim	Quit Claim Transfer			

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
--------------------	---------------------	---------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy

Owner occupied