

Single Family Residence **RESIDENTIAL**

29609 STATE ROUTE 3

BLACK RIVER, NY 13612

\$86,778 TopHap Estimate · \$103 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1

BATHS

845 ft²

LIVING AREA

0.8 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

VALUATION

\$87K

\$78K low

\$95K high

Last Sale

\$25,600 · Oct 20, 2021

Est. Owner Equity

\$86,778

TAX & ASSESSMENT

Property Tax	\$998 (2024)
Assessed Value	\$48,600
Previous Assessed	\$48,600
Assessor Market Value	\$59,268

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Jefferson
Lot (acres)	0.80
Heating	Yes
Pool	No

Porch · 358 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2021	Resale	Executors Deed	\$25,600	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Black River School	Elementary	PK-4	1.0 mi
Carthage Middle School	Middle	5-8	6.8 mi
Carthage Senior High School	High	9-12	6.9 mi

District: Carthage 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 13612

113 CRIME INDEX	89 AIR POLLUTION	2,394 POPULATION	\$69K MEDIAN IN-COME	43°F AVG TEMP	46% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------