

Duplex (2 Units, Any Combination) **RESIDENTIAL**

# 416 BLACK RIVER BLVD N

ROME, NY 13440



**3**

BEDS

**2**

BATHS

**1,714 ft²**

LIVING AREA

**0.22 ac**

LOT SIZE

**1920**

YEAR BUILT

**2**

STORIES

## VALUATION

Last Sale

**\$115,000 · Jun 30, 2026**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Assessed Value        | <b>\$27,400</b> |
| Previous Assessed     | <b>\$27,400</b> |
| Assessor Market Value | <b>\$64,471</b> |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Traditional/Old                   |
| County        | ONEIDA                            |
| Lot (acres)   | 0.22                              |
| Heating       | Forced Air With Air Conditioning  |
| Pool          | No                                |

Porch · 153 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 27, 2026 | Resale | Warranty Deed | \$115,000 | \$67   | \$86K  |
| Aug 5, 2024  | Resale | Warranty Deed | \$65,000  | \$38   | \$304K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Lyndon H Strough Middle School | Middle     | 7–8    | 1.2 mi   |
| Bellamy Elementary School      | Elementary | KG–6   | 1.5 mi   |
| Rome Free Academy              | High       | 9–12   | 1.8 mi   |

District: Rome City 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 13440**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>38,469</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-<br>COME | <b>46°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|