

Single Family Residence **RESIDENTIAL**

# 7873 RIVER RD

ROME, NY 13440

**\$199,227** TopHap Estimate · \$160 / ft² · confidence 93 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,248 ft²**  
LIVING AREA

**1 ac**  
LOT SIZE

**1987**  
YEAR BUILT

**1**  
STORIES

**4**  
PARKING

## VALUATION

**\$199K**

\$184K low

\$214K high

Last Sale

**\$164,300 · Oct 29, 2021**

Est. Owner Equity

**\$37,904**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,903 (2024) |
| Assessed Value        | \$77,100       |
| Previous Assessed     | \$77,100       |
| Assessor Market Value | \$130,678      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Modular                 |
| County        | Oneida                  |
| Lot (acres)   | 1.00                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 320 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED           | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------|-----------|--------|--------|
| Oct 29, 2021 | Resale          | Executors Deed | \$164,300 | \$132  | \$161K |
| Nov 30, 2004 | Non-arms-length | Warranty Deed  | \$74,160  | \$59   |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Oriskany Junior-Senior High School | Middle     | 7–12   | 2.9 mi   |
| N a Walbran Elementary School      | Elementary | PK–6   | 4.0 mi   |

District: Oriskany 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 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-COME | <b>46°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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