

Single Family Residence **RESIDENTIAL**

23 RIVER ST

RICHFIELD SPRINGS, NY 13439

\$140,390 TopHap Estimate · \$73 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.17 ac

LOT SIZE

1885

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$140K

\$121K low

\$160K high

Last Sale

\$85,000 · Jul 22, 2020

Est. Owner Equity

\$789

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,862 (2024)
Assessed Value	\$85,000
Previous Assessed	\$85,000
Assessor Market Value	\$149,123

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Otsego
Lot (acres)	0.17
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached

Porch · 350 ft²

CLIMATE RISK

35
FLOOD

5
WILDFIRE

60
HEAT

94
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2020	Resale	Warranty Deed	\$85,000	\$44	\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richfield Springs Elementary School	Elementary	PK–6	0.2 mi

District: Richfield Springs 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 13439

111 CRIME INDEX	81 AIR POLLUTION	3,769 POPULATION	\$59K MEDIAN IN-COME	44°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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