

Single Family Residence **RESIDENTIAL**

28 RIVER ST

RICHFIELD SPRINGS, NY 13439

\$16,272 TopHap Estimate · \$9 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,900 ft²

LIVING AREA

0.45 ac

LOT SIZE

1870

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$16K

\$14K low

\$18K high

Last Sale

\$39,000 · Mar 3, 2026

Est. Owner Equity

\$16,272

TAX & ASSESSMENT

Property Tax	\$7,050 (2025)
Assessed Value	\$86,700
Previous Assessed	\$86,700
Assessor Market Value	\$152,105

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	OTSEGO
Lot (acres)	0.45
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 240 ft²

CLIMATE RISK

35 FLOOD	4 WILDFIRE	60 HEAT	94 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$16,000	\$8	
Feb 27, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$39,000	\$21	
Nov 8, 2017	Recorded document	Grant Deed			
Jun 30, 2016	Non-arms-length	Trustees Deed	\$218,813	\$115	

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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