

Single Family Residence **RESIDENTIAL**

46 ROBINS RUN

GANSEVOORT, NY 12831

\$359,073 TopHap Estimate · \$234 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,536 ft²
LIVING AREA

1.08 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$359K

\$347K low

\$372K high

Last Sale

\$269,000 · Oct 28, 2022

Est. Owner Equity

\$124,473

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,341 (2024)
Assessed Value	\$189,500
Previous Assessed	\$189,500
Assessor Market Value	\$326,724

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Saratoga
Lot (acres)	1.08
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	11 WILDFIRE	62 HEAT	92 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2022	Resale	Warranty Deed	\$269,000	\$175	\$229K
Jun 28, 2007	Resale	Grant Deed	\$195,000	\$127	
Jan 5, 2005	Resale	Warranty Deed	\$168,000	\$109	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ballard Elementary School	Elementary	PK–5	3.7 mi
South Glens Falls Senior High School	High	9–12	7.1 mi
Oliver W Winch Middle School	Middle	6–8	8.5 mi

District: South Glens Falls 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 12831

62 CRIME INDEX	83 AIR POLLUTION	18,650 POPULATION	\$101K MEDIAN IN-COME	47°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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