

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

1261 STATE ROUTE 79
RICHFORD, NY 13835



3

BEDS

1

BATHS

2,180 ft²

LIVING AREA

11.2 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$170,000 · Apr 12, 2021

TAX & ASSESSMENT

Property Tax	\$4,404 (2025)
Assessed Value	\$101,100
Previous Assessed	\$101,100
Assessor Market Value	\$144,429

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Traditional/Old
County	TIOGA
Lot (acres)	11.20
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	7 WILDFIRE	57 HEAT	89 STORM	15 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2021	Non-arms-length	Warranty Deed	\$170,000	\$78	\$106K
Feb 2, 2012	Non-arms-length	Intrafamily Transfer	\$45,000	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newark Valley Senior High School	High	8–12	8.6 mi
Newark Valley Middle School	Middle	4–7	9.2 mi
Nathan T Hall School	Elementary	PK–3	9.3 mi

District: Newark Valley 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 13835

148 CRIME INDEX	94 AIR POLLUTION	1,456 POPULATION	\$64K MEDIAN IN-COME	45°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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