

Single Family Residence

RESIDENTIAL

32 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$947,142 TopHap Estimate · \$247 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,830 ft²

LIVING AREA

1.53 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$947K

\$862K low

\$1M high

Last Sale

\$940,000 · Jul 2, 2026

Est. Owner Equity

\$7,142

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$12,535 (2025)
Assessed Value	\$550,500
Previous Assessed	\$550,500
Assessor Market Value	\$909,917

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SARATOGA
Lot (acres)	1.53
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 462 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	63 HEAT	92 STORM	10 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2026	Resale	Warranty Deed	\$940,000	\$245	\$940K
May 22, 2024	Resale	Warranty Deed	\$870,000	\$227	\$780K
Aug 17, 2023	Resale	Deed	\$799,000	\$209	\$594K
May 25, 2016	Resale	Deed	\$350,000	\$91	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Terrace Elementary School	Elementary	KG–5	4.5 mi
Ballston Spa Middle School	Middle	6–8	5.4 mi
Ballston Spa Senior High School	High	9–12	5.5 mi

District: Ballston Spa 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 12863

189 CRIME INDEX	86 AIR POLLUTION	589 POPULATION	\$83K MEDIAN IN-COME	46°F AVG TEMP	52% SUNSHINE
---------------------------	----------------------------	--------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------