

Single Family Residence

**RESIDENTIAL**

# 30 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

**\$569,727** TopHap Estimate · \$232 / ft² · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,454 ft²**

LIVING AREA

**1.53 ac**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$570K**

\$538K low

\$602K high

Last Sale

**\$310,725 · Aug 12, 2013**

Est. Owner Equity

**\$284,727**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,445 (2024) |
| Assessed Value        | \$330,000      |
| Previous Assessed     | \$330,000      |
| Assessor Market Value | \$523,810      |

## 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 · 32 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   |
|-------------|--------|------------|-----------|--------|--------|
| Aug 8, 2013 | Resale | Grant Deed | \$310,725 | \$127  | \$295K |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|