

Single Family Residence **RESIDENTIAL**

28 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$689,166 TopHap Estimate · \$306 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,253 ft²
LIVING AREA

1.53 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$689K

\$635K low

\$743K high

Last Sale

\$452,502 · Dec 3, 2015

Est. Owner Equity

\$505,666

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$9,336 (2025)
Assessed Value	\$410,000
Previous Assessed	\$410,000
Assessor Market Value	\$677,686

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 · 377 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 12, 2022	Financing	Warranty Deed			
Dec 11, 2015	Recorded document	Grant Deed			
Nov 19, 2015	Resale	Deed	\$452,502	\$201	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Terrace Elementary School	Elementary	KG–5	4.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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