

Single Family Residence **RESIDENTIAL**

3 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$605,506 TopHap Estimate · \$357 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,694 ft²
LIVING AREA

1.08 ac
LOT SIZE

2011
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$606K

\$557K low

\$654K high

Last Sale

\$517,000 · Nov 25, 2024

Est. Owner Equity

\$163,506

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$7,220 (2024)
Assessed Value	\$320,000
Previous Assessed	\$320,000
Assessor Market Value	\$507,937

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Saratoga
Lot (acres)	1.08
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Above-Ground Pool

Gazebo

Porch · 452 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

63

HEAT

92

STORM

10

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2024	Resale	Warranty Deed	\$517,000	\$305	\$442K
Mar 10, 2022	Resale	Warranty Deed	\$325,000	\$192	\$260K
Jun 17, 2013	Resale	Warranty Deed	\$266,500	\$157	\$253K
Sep 16, 2011	Resale	Grant Deed	\$252,645	\$149	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Terrace Elementary School	Elementary	KG–5	4.4 mi
Ballston Spa Middle School	Middle	6–8	5.3 mi
Ballston Spa Senior High School	High	9–12	5.4 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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