

Single Family Residence **RESIDENTIAL**

# 16 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

**\$503,453** TopHap Estimate · \$381 / ft² · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,322 ft²**  
LIVING AREA

**1.03 ac**  
LOT SIZE

**2010**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$503K**

\$487K low

\$520K high

Last Sale

**\$282,474 · May 11, 2017**

Est. Owner Equity

**\$248,453**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,753 (2024) |
| Assessed Value        | \$255,000      |
| Previous Assessed     | \$255,000      |
| Assessor Market Value | \$404,762      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Saratoga                |
| Lot (acres)   | 1.03                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 346 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 5, 2017  | Resale    | Deed                | \$282,474 | \$214  |        |
| Dec 21, 2012 | Quitclaim | Quit Claim Transfer |           |        | \$229K |
| Jun 30, 2010 | Resale    | Grant Deed          | \$230,955 | \$175  |        |

## 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

|                           |                            |                          |                                |                         |                        |
|---------------------------|----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|