

Single Family Residence **RESIDENTIAL**

7 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$584,450 TopHap Estimate · \$282 / ft² · confidence 98 · as of Jul 14, 2026



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3

BEDS

2.5

BATHS

2,074 ft²

LIVING AREA

1.1 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$584K

\$575K low

\$594K high

Last Sale

\$580,000 · Jun 24, 2026

Est. Owner Equity

\$120,450

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,287 (2025)
Assessed Value	\$320,000
Previous Assessed	\$320,000
Assessor Market Value	\$528,926

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SARATOGA
Lot (acres)	1.10
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 28 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
Jun 22, 2026	Resale	Warranty Deed	\$580,000	\$280	\$464K
Nov 21, 2022	Resale	Warranty Deed	\$438,500	\$211	\$395K
Feb 26, 2019	Resale	Warranty Deed	\$340,000	\$164	\$330K
Nov 30, 2015	Quitclaim	Quit Claim Transfer			\$273K
Sep 28, 2012	Resale	Grant Deed	\$300,380	\$145	\$281K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Terrace Elementary School	Elementary	KG–5	4.5 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



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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	Absentee owner
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