

Single Family Residence **RESIDENTIAL**

13 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$793,703 TopHap Estimate · \$265 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,991 ft²

LIVING AREA

1.07 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$794K

\$743K low

\$845K high

Last Sale

\$466,201 · Sep 20, 2013

Est. Owner Equity

\$387,703

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$9,847 (2024)
Assessed Value	\$475,000
Previous Assessed	\$475,000
Assessor Market Value	\$753,968

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Saratoga
Lot (acres)	1.07
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Porch · 626 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 5, 2013	Resale	Grant Deed	\$466,201	\$156	\$410K

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

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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