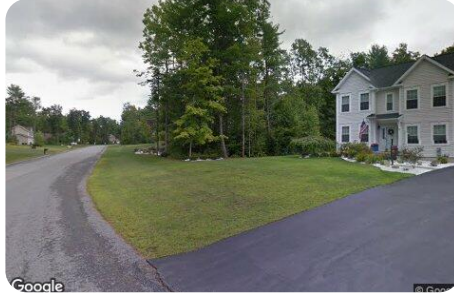


Single Family Residence **RESIDENTIAL**

17 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$646,163 TopHap Estimate · \$297 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,178 ft²

LIVING AREA

1.45 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$646K

\$624K low

\$668K high

Last Sale

\$525,000 · Sep 5, 2023

Est. Owner Equity

\$156,163

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$8,198 (2025)
Assessed Value	\$360,000
Previous Assessed	\$360,000
Assessor Market Value	\$595,041

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SARATOGA
Lot (acres)	1.45
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 628 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	63 HEAT	92 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2023	Resale	Warranty Deed	\$525,000	\$241	\$490K
Jul 16, 2018	Resale	Warranty Deed	\$379,000	\$174	\$387K
Dec 7, 2009	Resale	Grant Deed	\$317,045	\$146	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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