

Single Family Residence **RESIDENTIAL**

21 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$484,143 TopHap Estimate · \$292 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,660 ft²

LIVING AREA

1.5 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$484K

\$449K low

\$520K high

Last Sale

\$409,000 · Sep 13, 2022

Est. Owner Equity

\$204,143

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,979 (2024)
Assessed Value	\$265,000
Previous Assessed	\$265,000
Assessor Market Value	\$420,635

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Saratoga
Lot (acres)	1.50
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Shed · 120 ft²

Patio · 725 ft²

Porch · 267 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
Sep 9, 2022	Resale	Warranty Deed	\$409,000	\$246	\$255K
Aug 4, 2009	Resale	Grant Deed	\$255,435	\$154	

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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