

Single Family Residence **RESIDENTIAL**

545 RIVER RD

RICHVILLE, NY 13681

\$69,607 TopHap Estimate · \$166 / ft² · confidence 83 · as of Jul 14, 2026



2
BEDS

2
BATHS

420 ft²
LIVING AREA

19.6 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

VALUATION

\$70K

\$58K low

\$81K high

Last Sale

\$40,000 · Sep 3, 2013

Est. Owner Equity

\$0

Loan-to-Value

501%

TAX & ASSESSMENT

Property Tax	\$2,581 (2025)
Assessed Value	\$86,200
Previous Assessed	\$86,200
Assessor Market Value	\$118,082

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cottage
County	ST. LAWRENCE
Lot (acres)	19.60
Heating	Yes
Pool	No
View	Waterfront-Not Specified

Porch · 168 ft²

CLIMATE RISK

88
FLOOD

9
WILDFIRE

47
HEAT

89
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2023	Financing	Intrafamily Transfer			
Aug 26, 2013	Resale	Warranty Deed	\$40,000	\$95	\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gouverneur Elementary School	Elementary	PK–4	5.8 mi
Gouverneur High School	High	9–12	6.1 mi
Gouverneur Middle School	Middle	5–8	7.2 mi

District: Gouverneur 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 13681

88 CRIME INDEX	86 AIR POLLUTION	1,021 POPULATION	\$63K MEDIAN IN-COME	44°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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