

Single Family Residence **RESIDENTIAL**

22 RIVER ROCK DR

ROCK CITY FALLS, NY 12863

\$585,054 TopHap Estimate · \$234 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,502 ft²

LIVING AREA

1.24 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$585K

\$561K low

\$609K high

Last Sale

\$297,465 · Sep 30, 2009

Est. Owner Equity

\$318,054

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,186 (2024)
Assessed Value	\$318,500
Previous Assessed	\$318,500
Assessor Market Value	\$505,556

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Saratoga
Lot (acres)	1.24
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 434 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 28, 2009	Resale	Grant Deed	\$297,465	\$119	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Terrace Elementary School	Elementary	KG–5	4.6 mi
Ballston Spa Middle School	Middle	6–8	5.5 mi
Ballston Spa Senior High School	High	9–12	5.6 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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