

Single Family Residence **RESIDENTIAL**

8012 RIVER RD

ROME, NY 13440

\$265,536 TopHap Estimate · \$139 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,908 ft²
LIVING AREA

1.2 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

VALUATION

\$266K

\$238K low

\$293K high

Last Sale

\$94,000 · Apr 21, 2015

Est. Owner Equity

\$220,536

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$4,598 (2025)
Assessed Value	\$108,600
Previous Assessed	\$108,600
Assessor Market Value	\$212,941

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	ONEIDA
Lot (acres)	1.20
Heating	Forced Air With Air Conditioning
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2026	Financing	Mortgage			\$45K
Apr 20, 2015	Non-arms-length	Warranty Deed	\$94,000	\$49	\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oriskany Junior-Senior High School	Middle	7–12	2.5 mi
N a Walbran Elementary School	Elementary	PK–6	3.6 mi

District: Oriskany 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 13440

97 CRIME INDEX	85 AIR POLLUTION	38,469 POPULATION	\$67K MEDIAN IN-COME	46°F AVG TEMP	46% SUNSHINE
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------