

Single Family Residence **RESIDENTIAL**

40 RIVER ST

RICHFIELD SPRINGS, NY 13439

\$104,022 TopHap Estimate · \$78 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,328 ft²

LIVING AREA

0.35 ac

LOT SIZE

1860

YEAR BUILT

2

STORIES

VALUATION

\$104K

\$91K low

\$117K high

Est. Owner Equity

\$104,022

TAX & ASSESSMENT

Property Tax	\$2,746 (2024)
Assessed Value	\$72,300
Previous Assessed	\$72,300
Assessor Market Value	\$126,842

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Otsego
Lot (acres)	0.35
Heating	Hot Water

Porch · 128 ft²

CLIMATE RISK

87
FLOOD

5
WILDFIRE

60
HEAT

94
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richfield Springs Elementary School	Elementary	PK–6	0.3 mi

District: Richfield Springs 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 13439

111 CRIME INDEX	81 AIR POLLUTION	3,769 POPULATION	\$59K MEDIAN IN-COME	44°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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