

Single Family Residence **RESIDENTIAL**

46 RIVER ST

RICHFIELD SPRINGS, NY 13439

\$153,003 TopHap Estimate · \$71 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,168 ft²

LIVING AREA

0.6 ac

LOT SIZE

1878

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$153K

\$145K low

\$161K high

Last Sale

\$94,245 · Dec 6, 2022

Est. Owner Equity

\$77,607

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,312 (2024)
Assessed Value	\$98,500
Previous Assessed	\$98,500
Assessor Market Value	\$172,807

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Otsego
Lot (acres)	0.60
Heating	Hot Water
Garage	Carport (Unspecified)

Porch · 368 ft²

CLIMATE RISK

35
FLOOD

7
WILDFIRE

60
HEAT

94
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2022	Resale	Deed	\$94,245	\$43	\$75K
Dec 18, 2021	Financing	Warranty Deed			
May 23, 2021	Financing	Warranty Deed			

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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