

Duplex (2 Units, Any Combination) **RESIDENTIAL**

**29 RIVER ST**  
RICHFIELD SPRINGS, NY 13439



**4**  
BEDS

**2**  
BATHS

**1,800 ft<sup>2</sup>**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**1890**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

**VALUATION**

Last Sale **\$105,000 · Apr 3, 2023**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,566 (2024)</b> |
| Assessed Value        | <b>\$75,200</b>       |
| Previous Assessed     | <b>\$75,200</b>       |
| Assessor Market Value | <b>\$131,930</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Traditional/Old                   |
| County        | Otsego                            |
| Lot (acres)   | 0.24                              |
| Heating       | Forced Air                        |
| Garage        | Garage, Detached                  |

Porch · 318 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 35<br>FLOOD | 5<br>WILDFIRE | 60<br>HEAT | 94<br>STORM | 12<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Mar 28, 2023 | Resale | Warranty Deed | \$105,000 | \$58   |      |
| Mar 9, 2012  | Resale | Grant Deed    | \$50,000  | \$28   |      |
| Mar 30, 2005 | Resale | Warranty Deed | \$29,000  | \$16   |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Richfield Springs Elementary School | Elementary | PK–6   | 0.2 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>111</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>3,769</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|