

Single Family Residence

RESIDENTIAL

43 RIVER ST

RICHFIELD SPRINGS, NY 13439

\$102,988 TopHap Estimate · \$78 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,323 ft²

LIVING AREA

0.24 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$103K

\$88K low

\$118K high

Last Sale

\$95,000 · Oct 1, 2024

Est. Owner Equity

\$12,738

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,554 (2024)
Assessed Value	\$70,000
Previous Assessed	\$70,000
Assessor Market Value	\$122,807

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Otsego
Lot (acres)	0.24
Heating	Forced Air
Garage	Garage, Detached

Porch · 156 ft²

CLIMATE RISK

56
FLOOD

4
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
Sep 24, 2024	Resale	Warranty Deed	\$95,000	\$72	\$90K
Sep 17, 2010	Quitclaim	Quit Claim Transfer			
May 28, 2010	Resale	Grant Deed	\$117,660	\$89	
Oct 22, 2007	Quitclaim	Quit Claim Transfer			

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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