

Single Family Residence **RESIDENTIAL**

38 ROBINS RUN

GANSEVOORT, NY 12831

\$404,532 TopHap Estimate · \$235 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,720 ft²

LIVING AREA

4.09 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$405K

\$373K low

\$436K high

Est. Owner Equity

\$124,532

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,296 (2024)
Assessed Value	\$187,900
Previous Assessed	\$187,900
Assessor Market Value	\$323,966

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Saratoga
Lot (acres)	4.09
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 512 ft²

CLIMATE RISK

41
FLOOD

11
WILDFIRE

62
HEAT

92
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ballard Elementary School	Elementary	PK–5	3.7 mi
South Glens Falls Senior High School	High	9–12	7.0 mi
Oliver W Winch Middle School	Middle	6–8	8.3 mi

District: South Glens Falls 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 12831

62 CRIME INDEX	83 AIR POLLUTION	18,650 POPULATION	\$101K MEDIAN IN-COME	47°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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