

Single Family Residence **RESIDENTIAL**

22 ROBINS RUN

GANSEVOORT, NY 12831

\$271,357 TopHap Estimate · \$353 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

768 ft²

LIVING AREA

1.01 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$271K

\$252K low

\$291K high

Last Sale

\$162,500 · Apr 18, 2016

Est. Owner Equity

\$171,357

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,399 (2025)
Assessed Value	\$120,000
Previous Assessed	\$120,000
Assessor Market Value	\$214,286

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SARATOGA
Lot (acres)	1.01
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	11 WILDFIRE	62 HEAT	92 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2026	Financing	Mortgage			\$100K
Apr 5, 2016	Resale	Grant Deed	\$162,500	\$212	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ballard Elementary School	Elementary	PK–5	3.9 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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