

Single Family Residence **RESIDENTIAL**

31 ROBINS RUN

GANSEVOORT, NY 12831

\$415,417 TopHap Estimate · \$231 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,800 ft²
LIVING AREA

1.01 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$415K

\$395K low

\$435K high

Last Sale

\$411,000 · Mar 26, 2026

Est. Owner Equity

\$154,417

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,640 (2025)
Assessed Value	\$199,100
Previous Assessed	\$199,100
Assessor Market Value	\$355,536

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SARATOGA
Lot (acres)	1.01
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 40 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

62
HEAT

92
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2026	Resale	Warranty Deed	\$411,000	\$228	\$261K
Dec 15, 2020	Resale	Warranty Deed	\$293,000	\$163	\$273K
Jun 17, 2016	Resale	Deed	\$237,500	\$132	
Jun 10, 2005	Resale	Warranty Deed	\$206,000	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ballard Elementary School	Elementary	PK–5	3.8 mi
South Glens Falls Senior High School	High	9–12	7.1 mi
Oliver W Winch Middle School	Middle	6–8	8.4 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

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

OWNERSHIP

Occupancy	Absentee owner
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