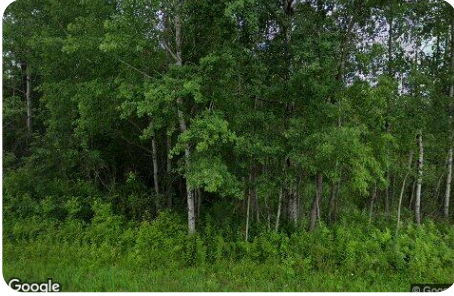


Single Family Residence **RESIDENTIAL**

2861 COUNTY ROUTE 27

RUSSELL, NY 13684

\$176,294 TopHap Estimate · \$214 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

822 ft²

LIVING AREA

95 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$176K

\$153K low

\$199K high

Est. Owner Equity

\$126,294

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,769 (2025)
Assessed Value	\$4,500
Previous Assessed	\$4,500
Assessor Market Value	\$56,250

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cottage
County	ST. LAWRENCE
Lot (acres)	95.00
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edwards-Knox Junior-Senior High School	Middle	7–12	7.0 mi
Edwards-Knox Elementary School	Elementary	PK–6	7.0 mi

District: Edwards-Knox 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 13684

159 CRIME INDEX	88 AIR POLLUTION	1,513 POPULATION	\$61K MEDIAN IN-COME	42°F AVG TEMP	52% SUNSHINE
--------------------	---------------------	---------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------