

Single Family Residence **RESIDENTIAL**

754 RIVER RD

RICHVILLE, NY 13681

\$65,281 TopHap Estimate · \$56 / ft² · confidence 81 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,176 ft²

LIVING AREA

1.69 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$65K

\$53K low

\$78K high

Est. Owner Equity

\$65,281

TAX & ASSESSMENT

Property Tax	\$1,224 (2024)
Assessed Value	\$41,000
Previous Assessed	\$41,000
Assessor Market Value	\$56,164

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	St. Lawrence
Lot (acres)	1.69
Heating	Forced Air
Garage	Garage, Detached

Porch · 240 ft²

CLIMATE RISK

75
FLOOD

7
WILDFIRE

47
HEAT

89
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gouverneur Elementary School	Elementary	PK–4	6.4 mi
Gouverneur High School	High	9–12	6.7 mi
Gouverneur Middle School	Middle	5–8	7.8 mi

District: Gouverneur 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 13681

88 CRIME INDEX	86 AIR POLLUTION	1,021 POPULATION	\$63K MEDIAN IN-COME	44°F AVG TEMP	52% SUNSHINE
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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