

Rural Residence

RESIDENTIAL

246 ROSSMAN VALLEY RD

RICHMONDVILLE, NY 12149

\$356,584 TopHap Estimate · \$275 / ft² · confidence 89 · as of Jul 14, 2026

2

BEDS

1

BATHS

1,296 ft²

LIVING AREA

17.08 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

VALUATION

\$357K

\$319K low

\$394K high

Last Sale

\$82,000 · Apr 8, 2022

Est. Owner Equity

\$356,584

TAX & ASSESSMENT

Property Tax

\$7,732 (2025)

Assessed Value

\$129,400

Previous Assessed

\$129,400

Assessor Market Value

\$311,807

PROPERTY FACTS

Property Type	Rural Residence
Style	Rustic
County	SCHOHARIE
Lot (acres)	17.08
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2025	Financing	Executors Deed			
May 16, 2025	Financing	Deed			
Apr 5, 2022	Non-arms-length	Deed	\$82,000	\$63	
Jan 23, 2015	Resale	Deed	\$250,000	\$193	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Middleburgh Junior/Senior High School	Middle	7–12	10.0 mi
Middleburgh Elementary School	Elementary	PK–6	10.2 mi

District: Middleburgh 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 12149

140 CRIME INDEX	90 AIR POLLUTION	2,708 POPULATION	\$65K MEDIAN IN-COME	44°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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