

Rural Residence

RESIDENTIAL

4471 STATE ROUTE 14A

ROCK STREAM, NY 14878

\$198,192 TopHap Estimate · \$96 / ft² · confidence 52 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,064 ft²

LIVING AREA

90.01 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

VALUATION

\$198K

\$103K low

\$293K high

Last Sale

\$70,500 · Mar 28, 2016

Est. Owner Equity

\$198,192

TAX & ASSESSMENT

Property Tax	\$1,772 (2025)
Assessed Value	\$554,700
Previous Assessed	\$554,700
Assessor Market Value	\$568,900

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	Schuyler
Lot (acres)	90.01
Heating	Forced Air

Porch · 400 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2016	Resale	Deed	\$70,500	\$34	
Jan 9, 2013	Financing	Intrafamily Transfer			
Jul 30, 2009	Resale	Deed	\$85,000	\$41	\$9K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Watkins Glen Central High School	Middle	7–12	6.7 mi
Watkins Glen Elementary School	Elementary	PK–6	6.8 mi

District: Watkins Glen 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 14878

97 CRIME INDEX	94 AIR POLLUTION	906 POPULATION	\$75K MEDIAN IN-COME	47°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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