

Rural Residence

**RESIDENTIAL**

# 374 STATE ROUTE 79

RICHFORD, NY 13835

**\$184,171** TopHap Estimate · \$90 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**2,052 ft<sup>2</sup>**

LIVING AREA

**31.1 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$184K**

\$166K low

\$202K high

Est. Owner Equity

**\$159,171**

Loan-to-Value

**12%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,588 (2025) |
| Assessed Value        | \$128,300      |
| Previous Assessed     | \$128,300      |
| Assessor Market Value | \$183,286      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Rural Residence                  |
| Style         | Traditional/Old                  |
| County        | TIOGA                            |
| Lot (acres)   | 31.10                            |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| May 20, 2016 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Newark Valley Senior High School | High       | 8–12   | 9.6 mi   |
| Newark Valley Middle School      | Middle     | 4–7    | 10.0 mi  |
| Nathan T Hall School             | Elementary | PK–3   | 10.0 mi  |

District: Newark Valley 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 13835

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>148</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>1,456</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|