

Single Family Residence **RESIDENTIAL**

1723 STATE ROUTE 79

RICHFORD, NY 13835

\$138,185 TopHap Estimate · \$85 / ft² · confidence 80 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,631 ft²

LIVING AREA

2.91 ac

LOT SIZE

1850

YEAR BUILT

1

STORIES

VALUATION

\$138K

\$111K low

\$166K high

Last Sale

\$58,000 · Oct 12, 2016

Est. Owner Equity

\$138,185

TAX & ASSESSMENT

Property Tax	\$5,964 (2025)
Assessed Value	\$89,000
Previous Assessed	\$89,000
Assessor Market Value	\$127,143

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	TIOGA
Lot (acres)	2.91
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

CLIMATE RISK

58 FLOOD	7 WILDFIRE	57 HEAT	88 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2022	Financing	Warranty Deed			
Jul 11, 2018	Financing	Warranty Deed			
Oct 5, 2016	Resale	Deed	\$58,000	\$36	
Oct 1, 2011	Resale	Deed	\$112,500	\$69	
Jun 20, 2005	Resale	Deed	\$82,000	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caryl E Adams Primary School	Elementary	PK–3	8.8 mi
Whitney Point Senior High School	High	9–12	8.9 mi
Tioughnioga Riverside Academy	Middle	4–8	9.2 mi

District: Whitney Point 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

148 CRIME INDEX	94 AIR POLLUTION	1,456 POPULATION	\$64K MEDIAN IN-COME	45°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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