

Single Family Residence **RESIDENTIAL**

# 60 STATE ROUTE 79

RICHFORD, NY 13835

**\$95,478** TopHap Estimate · \$55 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,736 ft<sup>2</sup>**

LIVING AREA

**2.44 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$95K**

**\$83K low**

**\$108K high**

Last Sale

**\$45,000 · Jul 19, 2022**

Est. Owner Equity

**\$95,478**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,740 (2025) |
| Assessed Value        | \$62,900       |
| Previous Assessed     | \$62,900       |
| Assessor Market Value | \$89,857       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | TIOGA                            |
| Lot (acres)   | 2.44                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|----------|--------------------|------|
| Jul 8, 2022  | Resale    | Warranty Deed        | \$45,000 | \$26               |      |
| Aug 29, 2014 | Resale    | Deed                 | \$18,000 | \$10               |      |
| Sep 27, 2007 | Financing | Intrafamily Transfer |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Newark Valley Senior High School | High       | 8–12   | 10.8 mi  |
| Newark Valley Middle School      | Middle     | 4–7    | 11.1 mi  |
| Nathan T Hall School             | Elementary | PK–3   | 11.2 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 | Absentee owner |
|-----------|----------------|