

Single Family Residence

RESIDENTIAL

44 RIVER ST

HOOSICK FALLS, NY 12090

\$140,472 TopHap Estimate · \$102 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,382 ft²

LIVING AREA

0.15 ac

LOT SIZE

1880

YEAR BUILT

1

STORIES

VALUATION

\$140K

\$133K low

\$148K high

Last Sale

\$103,000 · Apr 26, 2023

Est. Owner Equity

\$40,562

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,564 (2025)
Assessed Value	\$130,000
Previous Assessed	\$128,000
Assessor Market Value	\$134,715

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RENSSELAER
Lot (acres)	0.15
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

48 FLOOD	6 WILDFIRE	63 HEAT	83 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2023	Resale	Warranty Deed	\$103,000	\$75	\$100K
Jan 24, 2020	Resale	Grant Deed	\$20,000	\$14	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hoosick Falls High School	High	9–12	1.5 mi
Hoosick Falls Elementary School	Elementary	PK–4	1.5 mi
Hoosick Falls Middle School	Middle	5–8	1.5 mi

District: Hoosick Falls 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 12090

132 CRIME INDEX	85 AIR POLLUTION	6,449 POPULATION	\$73K MEDIAN IN-COME	45°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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