

Townhouse

RESIDENTIAL

45 RIVERSIDE DR

ROTTERDAM JUNCTION, NY 12150

\$250,992 TopHap Estimate · \$201 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,248 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$251K

\$231K low

\$271K high

Last Sale

\$153,000 · Jul 16, 2015

Est. Owner Equity

\$105,642

Loan-to-Value

56%

TAX & ASSESSMENT

Assessed Value	\$149,500
Previous Assessed	\$149,500
Assessor Market Value	\$230,000

PROPERTY FACTS

Property Type	Townhouse
County	Schenectady
Lot (acres)	0.14
Heating	Central
Cooling	Central
Garage	Garage, Detached

Porch · 156 ft²

CLIMATE RISK

1
FLOOD

13
WILDFIRE

62
HEAT

88
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Elementary School	Elementary	KG–4	6.2 mi
Schalmont Middle School	Middle	5–8	6.6 mi
Schalmont High School	High	9–12	6.6 mi

District: Schalmont 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 12150

91 CRIME INDEX	88 AIR POLLUTION	334 POPULATION	\$56K MEDIAN IN-COME	47°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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