

Single Family Residence **RESIDENTIAL**

# 7606 RIVER RD

ROME, NY 13440

**\$126,850** TopHap Estimate · \$84 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,512 ft<sup>2</sup>**

LIVING AREA

**0.75 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$127K**

\$100K low

\$154K high

Last Sale

**\$140,000 · Feb 28, 2024**

Est. Owner Equity

**\$14,850**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,214 (2024) |
| Assessed Value        | \$71,100       |
| Previous Assessed     | \$71,100       |
| Assessor Market Value | \$156,711      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Oneida                  |
| Lot (acres)   | 0.75                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Forced Air              |
| Pool          | No                      |

Porch · 20 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Feb 27, 2024 | Non-arms-length | Warranty Deed | \$140,000 | \$93   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Oriskany Junior-Senior High School | Middle     | 7–12   | 3.5 mi   |
| N a Walbran Elementary School      | Elementary | PK–6   | 4.6 mi   |

District: Oriskany 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 13440

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>97</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>38,469</div> <div>POPULATION</div> | <div>\$67K</div> <div>MEDIAN IN-COME</div> | <div>46°F</div> <div>AVG TEMP</div> | <div>46%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|