

Rural Residence

RESIDENTIAL

6119 US ROUTE 9

NEW RUSSIA, NY 12964

\$211,646

TopHap Estimate · \$113 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,880 ft²

LIVING AREA

38.68 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$212K

\$175K low

\$248K high

Est. Owner Equity

\$94,906

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,961 (2024)
Assessed Value	\$196,200
Previous Assessed	\$196,200
Assessor Market Value	\$248,500

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	Essex
Lot (acres)	38.68
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 504 ft²

CLIMATE RISK

99
FLOOD

18
WILDFIRE

45
HEAT

87
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 7, 2008	Non-arms-length	Deed	\$150,000	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View School	Middle	6–12	5.9 mi
Lake View School	Elementary	PK–5	10.5 mi

District: Boquet Valley Central School District at Elizabethtown-Lewis-Westport

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 12964

132 CRIME INDEX	88 AIR POLLUTION	330 POPULATION	\$81K MEDIAN IN-COME	41°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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