

Single Family Residence **RESIDENTIAL**

# 1775 ROUTE 213

RIFTON, NY 12471

**\$456,097** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,779 ft<sup>2</sup>**

LIVING AREA

**1.2 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$456K**

\$407K low

\$505K high

Last Sale

**\$257,500 · Oct 8, 2019**

Est. Owner Equity

**\$250,097**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,546 (2024) |
| Assessed Value        | \$257,500       |
| Previous Assessed     | \$257,500       |
| Assessor Market Value | \$436,441       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Ulster                  |
| Lot (acres)   | 1.20                    |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 266 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 12, 2019 | Resale    | Deed                | \$257,500 | \$145              | \$206K |
| Mar 9, 2004  | Quitclaim | Quit Claim Transfer |           |                    | \$9K   |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Robert R Graves School        | Elementary | KG–4   | 4.7 mi   |
| Kingston High School          | High       | 9–12   | 6.2 mi   |
| J Watson Bailey Middle School | Middle     | 5–8    | 6.4 mi   |

District: Kingston City 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 12471

|                           |                            |                         |                                |                         |                        |
|---------------------------|----------------------------|-------------------------|--------------------------------|-------------------------|------------------------|
| <b>126</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>49</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|