

Single Family Residence **RESIDENTIAL**

69 RIVER ST

SIMPSON, PA 18407

\$102,196 TopHap Estimate · \$81 / ft² · confidence 84 · as of Jul 14, 2026



1,255 ft²
LIVING AREA

0.12 ac
LOT SIZE

1940
YEAR BUILT

VALUATION

\$102K

\$85K low

\$119K high

Last Sale

\$55,670 · Mar 2, 2004

Est. Owner Equity

\$38,540

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$12,381 (2026)
Assessed Value	\$88,130
Previous Assessed	\$3,000
Assessor Market Value	\$88,130

PROPERTY FACTS

Property Type	Single Family Residence
County	Lackawanna
Heating	None

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carbondale Area Jr. / Sr. High School	Middle	7–12	3.4 mi
Carbondale Area Elementary School	Elementary	PK–6	3.5 mi

District: Carbondale Area 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 18407

138 CRIME INDEX	99 AIR POLLUTION	14,038 POPULATION	\$62K MEDIAN IN-COME	45°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied