

Duplex (2 Units, Any Combination) **RESIDENTIAL**

47 RIVER ST
HOOSICK FALLS, NY 12090



5
BEDS

2
BATHS

2,228 ft²
LIVING AREA

0.14 ac
LOT SIZE

1870
YEAR BUILT

2
STORIES

VALUATION

Last Sale **\$190,224 · Nov 25, 2025**

TAX & ASSESSMENT

Property Tax	\$3,807 (2025)
Assessed Value	\$124,000
Previous Assessed	\$124,000
Assessor Market Value	\$128,497

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	RENSELAER
Lot (acres)	0.14
Heating	Hot Water
Pool	No

Porch · 572 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	63 HEAT	83 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2025	Resale	Warranty Deed	\$190,224	\$85	
Nov 24, 2020	Resale	Warranty Deed	\$48,500	\$22	
Sep 16, 2019	Resale	Warranty Deed	\$104,400	\$47	
Apr 20, 2006	Resale	Warranty Deed	\$73,444	\$33	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hoosick Falls High School	High	9–12	1.6 mi
Hoosick Falls Elementary School	Elementary	PK–4	1.6 mi
Hoosick Falls Middle School	Middle	5–8	1.6 mi

District: Hoosick Falls 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 12090

132 CRIME INDEX	85 AIR POLLUTION	6,449 POPULATION	\$73K MEDIAN IN-COME	45°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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