

Duplex (2 Units, Any Combination)

RESIDENTIAL

38 RIVER ST

RICHFIELD SPRINGS, NY 13439



6

BEDS

2

BATHS

2,760 ft²

LIVING AREA

0.2 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$40,000 · May 19, 2026

TAX & ASSESSMENT

Property Tax	\$7,942 (2025)
Assessed Value	\$74,500
Previous Assessed	\$74,500
Assessor Market Value	\$130,702

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	OTSEGO
Lot (acres)	0.20
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

35 FLOOD	4 WILDFIRE	60 HEAT	94 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2026	Resale	Deed	\$40,000	\$14	
Mar 7, 2026	Financing	Deed			
Feb 10, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$21,000	\$8	
Mar 16, 2022	Resale	Deed	\$100,000	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richfield Springs Elementary School	Elementary	PK–6	0.3 mi

District: Richfield Springs 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 13439

111 CRIME INDEX	81 AIR POLLUTION	3,769 POPULATION	\$59K MEDIAN IN-COME	44°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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