

Single Family Residence **RESIDENTIAL**

45 RIVER ST

RICHFIELD SPRINGS, NY 13439

\$78,894 TopHap Estimate · \$69 / ft² · confidence 78 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,144 ft²

LIVING AREA

0.18 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

VALUATION

\$79K

\$62K low

\$96K high

Est. Owner Equity

\$78,894

TAX & ASSESSMENT

Property Tax	\$1,686 (2024)
Assessed Value	\$32,600
Previous Assessed	\$32,600
Assessor Market Value	\$57,193

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Otsego
Lot (acres)	0.18
Heating	Forced Air

Porch · 144 ft²

CLIMATE RISK

35
FLOOD

4
WILDFIRE

60
HEAT

94
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

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	Owner occupied
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