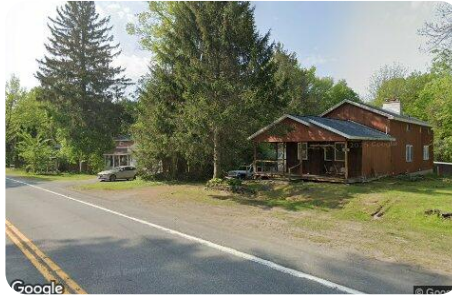


Single Family Residence **RESIDENTIAL**

768 ROUTE 29

ROCK CITY FALLS, NY 12863

\$489,900 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,743 ft²

LIVING AREA

0.63 ac

LOT SIZE

1875

YEAR BUILT

2

STORIES

VALUATION

\$490K

\$464K low

\$516K high

Last Sale

\$95,000 · May 16, 2023

Est. Owner Equity

\$129,900

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,822 (2024)
Assessed Value	\$169,410
Previous Assessed	\$169,410
Assessor Market Value	\$268,905

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Saratoga
Lot (acres)	0.63
Heating	Hot Water

Porch · 311 ft²

CLIMATE RISK

89
FLOOD

13
WILDFIRE

64
HEAT

91
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2023	Resale	Deed	\$95,000	\$55	\$160K
Apr 3, 2023	Quitclaim	Quit Claim Transfer			
Oct 23, 2022	Resale	Deed	\$221,452	\$127	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Terrace Elementary School	Elementary	KG–5	5.2 mi
Ballston Spa Middle School	Middle	6–8	6.1 mi
Ballston Spa Senior High School	High	9–12	6.2 mi

District: Ballston Spa 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 12863

189 CRIME INDEX	86 AIR POLLUTION	589 POPULATION	\$83K MEDIAN IN-COME	46°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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