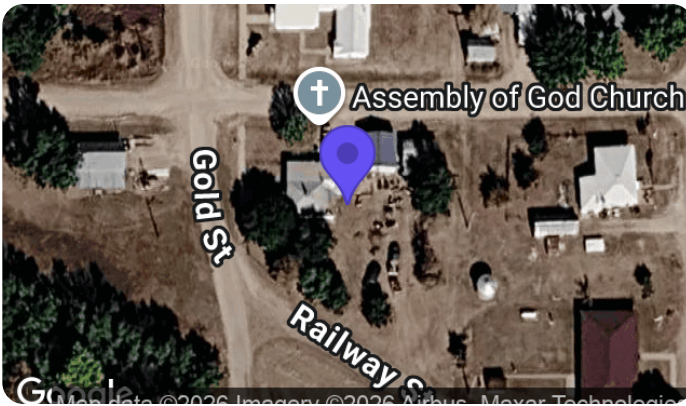


Single Family Residence **RESIDENTIAL**

261 CROSBY ST

RIVERTON, NE 68972



2

BEDS

1

BATHS

1,152 ft²

LIVING AREA

0.22 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

Last Sale

\$22,500 · Oct 1, 2024

TAX & ASSESSMENT

Property Tax	\$361 (2025)
Assessed Value	\$31,005
Previous Assessed	\$26,455
Assessor Market Value	\$31,005

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Garage	Garage, Detached

Deck

CLIMATE RISK

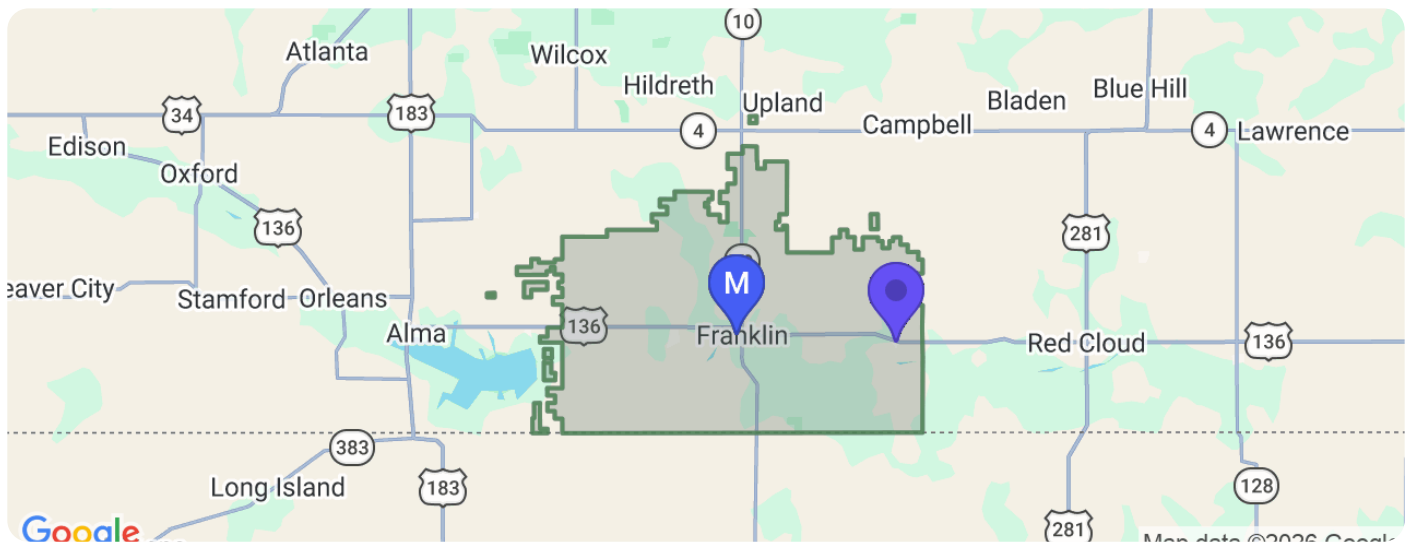
71 FLOOD	46 WILDFIRE	70 HEAT	41 STORM	41 DROUGHT
--------------------	-----------------------	-------------------	--------------------	----------------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	6–8	10.6 mi
Franklin High School	High	9–12	10.6 mi
Franklin Elementary School	Elementary	PK–5	10.6 mi

District: Franklin Public Schools



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 68972

156 CRIME INDEX	82 AIR POLLUTION	463 POPULATION	\$52K MEDIAN IN- COME	52°F AVG TEMP	63% SUNSHINE
---------------------------	----------------------------	--------------------------	------------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------