

Rural Residence

RESIDENTIAL

55 RIVERSIDE DR

CONSTABLE, NY 12926

\$150,973 TopHap Estimate · \$123 / ft² · confidence 66 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,232 ft²

LIVING AREA

12 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$151K

\$100K low

\$202K high

Last Sale

\$235,000 · Jun 26, 2026

Est. Owner Equity

\$0

Loan-to-Value

153%

TAX & ASSESSMENT

Property Tax	\$2,771 (2025)
Assessed Value	\$10,500
Previous Assessed	\$10,500
Assessor Market Value	\$147,887

PROPERTY FACTS

Property Type	Rural Residence
Style	Modular
County	FRANKLIN
Lot (acres)	12.00
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2026	Resale	Warranty Deed	\$235,000	\$191	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Saint Joseph's Elementary School	Elementary	PK–5	5.1 mi
Malone Middle School	Middle	6–8	5.4 mi
Franklin Academy High School	High	9–12	5.8 mi

District: Malone 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 12926

138 CRIME INDEX	88 AIR POLLUTION	2,222 POPULATION	\$62K MEDIAN IN-COME	44°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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