

Rural Residence

RESIDENTIAL

1095 ROCK CITY RD

ROCK CITY FALLS, NY 12863

\$268,735 TopHap Estimate · \$105 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,564 ft²

LIVING AREA

11.08 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$269K

\$241K low

\$297K high

Last Sale

\$115,000 · Mar 2, 2023

Est. Owner Equity

\$115,835

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,840 (2024)
Assessed Value	\$170,200
Previous Assessed	\$170,200
Assessor Market Value	\$270,159

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	Saratoga
Lot (acres)	11.08
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 210 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

63
HEAT

92
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2022	Financing	Deed			
Apr 1, 2022	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Terrace Elementary School	Elementary	KG–5	4.6 mi
Ballston Spa Middle School	Middle	6–8	5.5 mi
Ballston Spa Senior High School	High	9–12	5.6 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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