

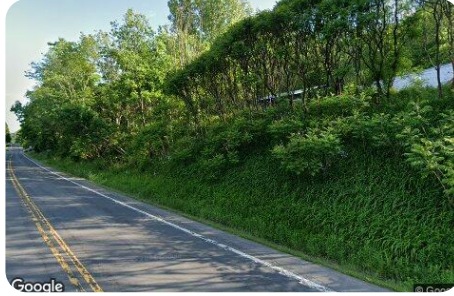
Rural Residence

RESIDENTIAL

81 STATE ROUTE 38

RICHFORD, NY 13835

\$161,841 TopHap Estimate · \$90 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,798 ft²

LIVING AREA

20.23 ac

LOT SIZE

1879

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$162K

\$153K low

\$171K high

Last Sale

\$150,000 · Dec 2, 2025

Est. Owner Equity

\$87,341

Loan-to-Value

39%

TAX & ASSESSMENT

Assessed Value	\$116,000
Previous Assessed	\$116,000
Assessor Market Value	\$152,632

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	CORTLAND
Lot (acres)	20.23
Heating	Yes
Garage	Garage, Detached
Pool	No

Porch · 50 ft²

CLIMATE RISK

86
FLOOD

7
WILDFIRE

54
HEAT

93
STORM

15
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Financing	Mortgage			\$75K
Nov 26, 2025	Resale	Warranty Deed	\$150,000	\$83	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marathon High School	Middle	7–12	9.2 mi
William Appleby Elementary School	Elementary	PK–6	9.3 mi

District: Marathon 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 13835

148 CRIME INDEX	94 AIR POLLUTION	1,456 POPULATION	\$64K MEDIAN IN-COME	45°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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