

Triplex (3 Units, Any Combination)

RESIDENTIAL

# 55 RIVER ST

HOOSICK FALLS, NY 12090

4

BEDS

3

BATHS

2,376 ft<sup>2</sup>

LIVING AREA

0.21 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

## VALUATION

Last Sale

\$72,000 · May 24, 2005

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,906 (2025) |
| Assessed Value        | \$147,000      |
| Previous Assessed     | \$147,000      |
| Assessor Market Value | \$152,332      |

## PROPERTY FACTS

|               |                                    |
|---------------|------------------------------------|
| Property Type | Triplex (3 Units, Any Combination) |
| Style         | Traditional/Old                    |
| County        | RENSSELAER                         |
| Lot (acres)   | 0.21                               |
| Heating       | Hot Water                          |
| Garage        | Garage, Detached                   |

Pool

No

## CLIMATE RISK

1

FLOOD

6

WILDFIRE

63

HEAT

83

STORM

10

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|----------|--------------------|------|
| May 20, 2005 | Resale | Warranty Deed | \$72,000 | \$30               |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hoosick Falls High School       | High       | 9–12   | 1.6 mi   |
| Hoosick Falls Elementary School | Elementary | PK–4   | 1.6 mi   |
| Hoosick Falls Middle School     | Middle     | 5–8    | 1.6 mi   |

District: Hoosick Falls 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 12090

132

CRIME INDEX

85

AIR POLLUTION

6,449

POPULATION

\$73K

MEDIAN IN-COME

45°F

AVG TEMP

52%

SUNSHINE

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

**OWNERSHIP**

Occupancy

**Absentee owner**