

Single Family Residence **RESIDENTIAL**

18 RIVER ST

HOOSICK FALLS, NY 12090

\$205,408 TopHap Estimate · \$79 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,607 ft²

LIVING AREA

0.17 ac

LOT SIZE

1879

YEAR BUILT

2

STORIES

VALUATION

\$205K

\$169K low

\$242K high

Last Sale

\$132,500 · Jan 2, 2018

Est. Owner Equity

\$90,502

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,012 (2025)
Assessed Value	\$175,000
Previous Assessed	\$175,000
Assessor Market Value	\$181,347

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RENSSELAER
Lot (acres)	0.17
Heating	Hot Water
Pool	No

Porch · 428 ft²

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	\$/FT²	LOAN
Dec 13, 2017	Resale	Grant Deed	\$132,500	\$51	
Dec 14, 2004	Resale	Warranty Deed	\$111,000	\$43	

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	Owner occupied
-----------	-----------------------