

Single Family Residence

RESIDENTIAL

49 RIVER ST

ONEONTA, NY 13820

\$84,115 TopHap Estimate · \$72 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,176 ft²

LIVING AREA

2,614 ft²

LOT SIZE

1940

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$84K

\$80K low

\$88K high

Last Sale

\$75,000 · Oct 24, 2024

Est. Owner Equity

\$84,115

TAX & ASSESSMENT

Property Tax	\$2,823 (2025)
Assessed Value	\$74,000
Previous Assessed	\$74,000
Assessor Market Value	\$104,225

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	OTSEGO
Lot (acres)	0.06
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 135 ft²

CLIMATE RISK

25 FLOOD	3 WILDFIRE	54 HEAT	89 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2026	Financing	Correction Deed			
Oct 3, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$75,000	\$64	
Oct 16, 2023	Resale	Deed	\$32,610	\$28	
Jun 11, 2004	Non-arms-length	Warranty Deed	\$55,000	\$47	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Elementary School	Elementary	KG–5	0.3 mi
Oneonta Middle School	Middle	6–8	1.7 mi
Oneonta Senior High School	High	9–12	1.8 mi

District: Oneonta City 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 13820

78 CRIME INDEX	78 AIR POLLUTION	23,808 POPULATION	\$68K MEDIAN IN-COME	45°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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