

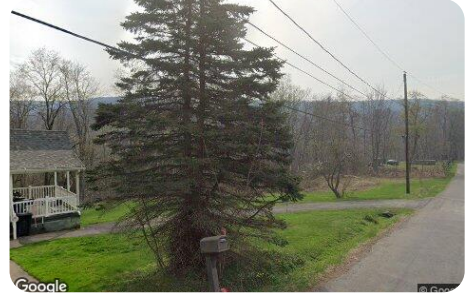
Single Family Residence

RESIDENTIAL

61 RIVER ST

SIMPSON, PA 18407

\$97,097 TopHap Estimate · \$87 / ft² · confidence 58 · as of Jul 14, 2026



1,121 ft²
LIVING AREA

0.13 ac
LOT SIZE

1940
YEAR BUILT

VALUATION

\$97K

\$56K low

\$138K high

Est. Owner Equity

\$2,097

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$12,619 (2026)
Assessed Value	\$89,820
Previous Assessed	\$3,642
Assessor Market Value	\$89,820

PROPERTY FACTS

Property Type	Single Family Residence
County	Lackawanna
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2007	Non-arms-length	Grant Deed	\$97,800	\$87	
Feb 28, 2006	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carbondale Area Jr. / Sr. High School	Middle	7–12	3.4 mi
Carbondale Area Elementary School	Elementary	PK–6	3.5 mi

District: Carbondale Area 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 18407

138 CRIME INDEX	99 AIR POLLUTION	14,038 POPULATION	\$62K MEDIAN IN-COME	45°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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