

Single Family Residence

RESIDENTIAL

65 RIVER ST

SIMPSON, PA 18407

\$142,464 TopHap Estimate · \$144 / ft² · confidence 82 · as of Jul 14, 2026



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992 ft²

LIVING AREA

0.13 ac

LOT SIZE

1940

YEAR BUILT

VALUATION

\$142K

\$117K low

\$167K high

Last Sale

\$43,750 · Apr 3, 2025

Est. Owner Equity

\$142,464

TAX & ASSESSMENT

Property Tax	\$11,634 (2026)
Assessed Value	\$82,810
Previous Assessed	\$2,450
Assessor Market Value	\$82,810

PROPERTY FACTS

Property Type	Single Family Residence
County	Lackawanna
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2025	Resale	Deed	\$43,750	\$44	\$54K
May 26, 2005	Non-arms-length	Grant Deed	\$65,000	\$66	

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



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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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