

Single Family Residence **RESIDENTIAL**

70 RIVER ST

SIMPSON, PA 18407

\$89,767 TopHap Estimate · \$85 / ft² · confidence 90 · as of Jul 14, 2026



1,050 ft²
LIVING AREA

4,265 ft²
LOT SIZE

1940
YEAR BUILT

VALUATION

\$90K

\$80K low

\$99K high

Last Sale

\$27,000 · Aug 14, 2002

Est. Owner Equity

\$89,767

TAX & ASSESSMENT

Property Tax	\$11,502 (2026)
Assessed Value	\$81,870
Previous Assessed	\$2,442
Assessor Market Value	\$81,870

PROPERTY FACTS

Property Type	Single Family Residence
County	Lackawanna
Heating	None

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