

Single Family Residence

RESIDENTIAL

940 RIVER RD

RICHVILLE, NY 13681

\$122,165 TopHap Estimate · \$98 / ft² · confidence 55 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,242 ft²

LIVING AREA

7.9 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$122K

\$68K low

\$177K high

Last Sale

\$60,000 · Jan 17, 2025

Est. Owner Equity

\$122,165

TAX & ASSESSMENT

Property Tax	\$1,601 (2024)
Assessed Value	\$35,000
Previous Assessed	\$35,000
Assessor Market Value	\$47,945

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	St. Lawrence
Lot (acres)	7.90
Heating	Forced Air
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 15, 2025	Resale	Warranty Deed	\$60,000	\$48	
Sep 13, 2018	Quitclaim	Quit Claim Transfer	\$9,000	\$7	
Aug 10, 2018	Non-arms-length	Tax Deed	\$11,219	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gouverneur Elementary School	Elementary	PK-4	7.3 mi
Gouverneur High School	High	9-12	7.5 mi
Gouverneur Middle School	Middle	5-8	8.7 mi

District: Gouverneur 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 13681

88 CRIME INDEX	86 AIR POLLUTION	1,021 POPULATION	\$63K MEDIAN IN-COME	44°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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