

Single Family Residence **RESIDENTIAL**

25 RIGGS ST

FRANKLINVILLE, NY 14737

\$131,189 TopHap Estimate · \$105 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,248 ft²

LIVING AREA

0.2 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$131K

\$115K low

\$148K high

Est. Owner Equity

\$131,189

TAX & ASSESSMENT

Property Tax	\$2,861 (2024)
Assessed Value	\$109,400
Previous Assessed	\$109,400
Assessor Market Value	\$109,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cattaraugus
Lot (acres)	0.20
Foundation	Mat/Raft Foundation (Slab)
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2025	Financing	Warranty Deed			
Nov 17, 2021	Financing	Executors Deed			
Jul 21, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklinville Elementary School	Elementary	PK–5	0.1 mi
Franklinville Junior-Senior High School	Middle	6–12	0.2 mi

District: Franklinville 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 14737

112 CRIME INDEX	90 AIR POLLUTION	4,253 POPULATION	\$57K MEDIAN IN-COME	44°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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