

Single Family Residence

**RESIDENTIAL**

## 3 RUSTIC DR

ROCK TAVERN, NY 12575

**\$798,320** TopHap Estimate · \$262 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,042 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$798K**

\$744K low

\$853K high

Last Sale

**\$799,000 · Aug 14, 2025**

Est. Owner Equity

**\$159,120**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,339 (2024) |
| Assessed Value        | \$13,000       |
| Previous Assessed     | \$13,000       |
| Assessor Market Value | \$75,100       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | ORANGE                  |
| Lot (acres)   | 0.43                    |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 123 ft²

## CLIMATE RISK

**1**  
FLOOD

**15**  
WILDFIRE

**61**  
HEAT

**95**  
STORM

**40**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Jul 25, 2025 | Resale | Deed | \$799,000 | \$263  | \$639K |

## NEIGHBORHOOD · ZIP 12575

**46**  
CRIME INDEX

**99**  
AIR POLLUTION

**3,595**  
POPULATION

**\$115K**  
MEDIAN IN-  
COME

**49°F**  
AVG TEMP

**58%**  
SUNSHINE

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|