

Single Family Residence **RESIDENTIAL**

# 89 RIDGE ST

PEARL RIVER, NY 10965

**\$520,214** TopHap Estimate · \$434 / ft² · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,200 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**1951**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$520K**

\$455K low

\$585K high

Last Sale

**\$335,000 · Aug 17, 2021**

Est. Owner Equity

**\$275,214**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$153,200 |
| Previous Assessed     | \$153,200 |
| Assessor Market Value | \$480,401 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Rockland                |
| Lot (acres)   | 0.13                    |
| Heating       | Hot Water               |

Patio · 100 ft²

Porch · 42 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Jul 30, 2021 | Resale | Bargain And Sale Deed | \$335,000 | \$279  | \$245K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Franklin Avenue School    | Elementary | KG–4   | 0.2 mi   |
| Pearl River High School   | High       | 8–12   | 0.7 mi   |
| Pearl River Middle School | Middle     | 5–7    | 1.1 mi   |

District: Pearl River Union Free 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 10965

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>15,807</b><br>POPULATION | <b>\$140K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|