

Single Family Residence

RESIDENTIAL

2 RIVER RUN

CARMEL, NY 10512

\$834,570 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,216 ft²

LIVING AREA

2.08 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$835K

\$795K low

\$874K high

Last Sale

\$505,000 · Aug 23, 2016

Est. Owner Equity

\$454,570

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$21,780 (2025)
Assessed Value	\$756,300
Previous Assessed	\$756,300
Assessor Market Value	\$756,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Putnam
Lot (acres)	2.08
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 504 ft²

CLIMATE RISK

39 FLOOD	19 WILDFIRE	55 HEAT	97 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2016	Resale	Deed	\$505,000	\$120	\$420K
Dec 16, 2004	Resale	Grant Deed	\$650,000	\$154	\$535K
Dec 1, 2004	Quitclaim	Quit Claim Transfer			
Jan 19, 2001	Resale	Grant Deed	\$476,530	\$113	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Fischer Middle School	Middle	5–8	0.2 mi
Carmel High School	High	9–12	1.4 mi
Matthew Paterson Elementary School	Elementary	KG–4	5.3 mi

District: Carmel 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 10512

97 CRIME INDEX	106 AIR POLLUTION	24,045 POPULATION	\$114K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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