

Single Family Residence **RESIDENTIAL**

9 RIVER RUN

CARMEL, NY 10512

\$1,101,437 TopHap Estimate · \$243 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3
BATHS

4,528 ft²
LIVING AREA

1.24 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$549,894 · Sep 4, 2001

Est. Owner Equity

\$827,431

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$27,046 (2025)
Assessed Value	\$949,200
Previous Assessed	\$949,200
Assessor Market Value	\$949,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Putnam
Lot (acres)	1.24
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 1,064 ft²

Porch · 375 ft²

CLIMATE RISK

1 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
Sep 4, 2001	Resale	Grant Deed	\$549,890	\$121	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Fischer Middle School	Middle	5–8	0.2 mi
Carmel High School	High	9–12	1.3 mi
Matthew Paterson Elementary School	Elementary	KG–4	5.4 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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