

Single Family Residence **RESIDENTIAL**

5 RIVER RUN

CARMEL, NY 10512

\$949,072 TopHap Estimate · \$244 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,887 ft²
LIVING AREA

1.07 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$949K

\$902K low

\$997K high

Est. Owner Equity

\$27,072

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$24,231 (2025)
Assessed Value	\$847,000
Previous Assessed	\$847,000
Assessor Market Value	\$847,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Putnam
Lot (acres)	1.07
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Porch · 240 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
Dec 15, 2005	Financing	Bargain And Sale Deed			\$610K
Jan 25, 2002	Resale	Grant Deed	\$470,000	\$121	\$350K

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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