

Single Family Residence **RESIDENTIAL**

13 RIVER RISE RD

NEW CITY, NY 10956

\$1,091,685 TopHap Estimate · \$236 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

4,632 ft²

LIVING AREA

1.17 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$1.1M

\$992K low

\$1.2M high

Last Sale

\$450,000 · Feb 27, 2014

Est. Owner Equity

\$754,185

Loan-to-Value

31%

TAX & ASSESSMENT

Assessed Value	\$194,700
Previous Assessed	\$194,700
Assessor Market Value	\$920,568

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Rockland
Lot (acres)	1.17
Foundation	Mat/Raft Foundation (Slab)
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Shed · 168 ft²

Patio · 356 ft²

Porch · 408 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2014	Resale	Grant Deed	\$450,000	\$97	\$338K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodglen Elementary School	Elementary	KG–5	1.4 mi
Clarkstown North Senior High School	High	9–12	1.8 mi
Felix Festa Character Middle School	Middle	6–8	3.6 mi

District: Clarkstown 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 10956

49 CRIME INDEX	113 AIR POLLUTION	33,861 POPULATION	\$155K MEDIAN IN-COME	51°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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