

Single Family Residence **RESIDENTIAL**

9 RIVER RISE RD

NEW CITY, NY 10956

\$626,063 TopHap Estimate · \$463 / ft² · confidence 85 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,352 ft²

LIVING AREA

1.87 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

VALUATION

\$626K

\$532K low

\$720K high

Last Sale

\$625,000 · Jul 23, 2025

Est. Owner Equity

\$301,063

Loan-to-Value

52%

TAX & ASSESSMENT

Assessed Value	\$143,100
Previous Assessed	\$143,100
Assessor Market Value	\$676,596

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Rockland
Lot (acres)	1.87
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	In-Ground Vinyl Pool

Porch · 196 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2025	Resale	Administrators Deed	\$625,000	\$462	\$325K
Jan 24, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodglen Elementary School	Elementary	KG–5	1.4 mi
Clarkstown North Senior High School	High	9–12	1.7 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	Absentee owner
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