

Single Family Residence

RESIDENTIAL

14 RIVER RUN

CARMEL, NY 10512

\$833,379 TopHap Estimate · \$243 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,425 ft²

LIVING AREA

1.96 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$833K

\$752K low

\$915K high

Last Sale

\$616,775 · Oct 20, 2003

Est. Owner Equity

\$650,279

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$20,083 (2025)
Assessed Value	\$728,200
Previous Assessed	\$728,200
Assessor Market Value	\$728,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Putnam
Lot (acres)	1.96
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 376 ft²

CLIMATE RISK

72 FLOOD	19 WILDFIRE	55 HEAT	97 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Fischer Middle School	Middle	5–8	0.1 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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