

Single Family Residence

RESIDENTIAL

15 RIVER RUN

CARMEL, NY 10512

\$948,862 TopHap Estimate · \$252 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,762 ft²

LIVING AREA

0.78 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$949K

\$917K low

\$980K high

Last Sale

\$920,000 · Oct 27, 2025

Est. Owner Equity

\$212,862

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$23,362 (2025)
Assessed Value	\$816,100
Previous Assessed	\$816,100
Assessor Market Value	\$816,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Putnam
Lot (acres)	0.78
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 240 ft²

Porch · 66 ft²

CLIMATE RISK

1 FLOOD	18 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
Oct 17, 2025	Resale	Bargain And Sale Deed	\$920,000	\$245	\$736K
Jun 24, 2015	Resale	Grant Deed	\$594,000	\$158	
Jun 24, 2004	Resale	Grant Deed	\$757,000	\$201	\$260K

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	5.3 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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