

Rural Residence

RESIDENTIAL

21 RIVER RUN

CARMEL, NY 10512

\$928,357 TopHap Estimate · \$283 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,284 ft²

LIVING AREA

12.29 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$928K

\$790K low

\$1.1M high

Last Sale

\$650,000 · Mar 4, 2021

Est. Owner Equity

\$208,357

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$22,553 (2025)
Assessed Value	\$850,000
Previous Assessed	\$850,000
Assessor Market Value	\$850,000

PROPERTY FACTS

Property Type	Rural Residence
Style	Contemporary
County	Putnam
Lot (acres)	12.29
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 280 ft²

CLIMATE RISK

43 FLOOD	18 WILDFIRE	55 HEAT	97 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 12, 2021	Resale	Bargain And Sale Deed	\$650,000	\$198	\$520K
Nov 27, 2013	Resale	Bargain And Sale Deed	\$573,000	\$174	\$563K
Mar 1, 2013	Resale	Grant Deed	\$325,000	\$99	
Jun 27, 2007	Resale	Bargain And Sale Deed	\$300,000	\$91	\$700K
Jul 29, 2005	Non-arms-length	Warranty Deed	\$250,000	\$76	
Jul 29, 2005	Resale	Grant Deed	\$250,000	\$76	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Fischer Middle School	Middle	5–8	0.4 mi
Carmel High School	High	9–12	1.6 mi

Matthew Paterson Elementary School	Elementary	KG–4	5.0 mi
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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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