

Single Family Residence **RESIDENTIAL**

2045 ROUTE 9 # US

ROUND LAKE, NY 12151

\$417,611 TopHap Estimate · \$264 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,580 ft²

LIVING AREA

1.01 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

VALUATION

\$418K

\$374K low

\$461K high

Est. Owner Equity

\$217,611

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,948 (2024)
Assessed Value	\$115,500
Previous Assessed	\$115,500
Assessor Market Value	\$312,162

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Saratoga
Lot (acres)	1.01
Heating	Hot Water
Pool	In-Ground Vinyl Pool

Patio · 600 ft²

Porch · 578 ft²

CLIMATE RISK

64 FLOOD	9 WILDFIRE	63 HEAT	79 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2022	Non-arms-length	Deed	\$250,000	\$158	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gowana Middle School	Middle	6–8	3.5 mi
Karigon Elementary School	Elementary	KG–5	3.5 mi
Shenendehowa High School	High	9–12	3.6 mi

District: Shenendehowa 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 12151

57 CRIME INDEX	82 AIR POLLUTION	1,683 POPULATION	\$110K MEDIAN IN-COME	47°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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