

Duplex (2 Units, Any Combination) **RESIDENTIAL**

815 ROUTE 35
CROSS RIVER, NY 10518



6
BEDS

2,986 ft²
LIVING AREA

1 ac
LOT SIZE

2
STORIES

TAX & ASSESSMENT

Property Tax	\$2,677 (2025)
Assessed Value	\$42,000
Previous Assessed	\$42,000
Assessor Market Value	\$669,857

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	WESTCHESTER
Lot (acres)	1.00
Heating	Hot Water

Garage

Garage, Attached

Pool

No

CLIMATE RISK

1

FLOOD

24

WILDFIRE

63

HEAT

96

STORM

16

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Jay Middle School	Middle	6–8	0.5 mi
John Jay High School	High	9–12	0.7 mi
Increase Miller Elementary School	Elementary	KG–5	2.8 mi

District: Katonah-Lewisboro Union Free 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 10518

68

CRIME INDEX

111

AIR POLLUTION

1,062

POPULATION

\$197K

MEDIAN IN-COME

51°F

AVG TEMP

55%

SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner