

Townhouse **RESIDENTIAL**

12 RIVER RIDGE CT

BEACON, NY 12508

\$1,188,749 TopHap Estimate · \$619 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,920 ft²

LIVING AREA

1,742 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$750,000 · Sep 8, 2021

Est. Owner Equity

\$260,749

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$18,334 (2025)
Assessed Value	\$931,900
Previous Assessed	\$931,900
Assessor Market Value	\$931,900

PROPERTY FACTS

Property Type	Townhouse
County	Dutchess
Lot (acres)	0.04
Heating	Central
Cooling	Central

Porch · 380 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2023	Financing	Intrafamily Transfer			
Sep 1, 2021	Resale	Deed	\$750,000	\$391	\$701K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Avenue School	Elementary	PK–5	0.2 mi
Rombout Middle School	Middle	6–8	1.0 mi
Beacon High School	High	9–12	1.1 mi

District: Beacon City 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 12508

102 CRIME INDEX	93 AIR POLLUTION	18,485 POPULATION	\$91K MEDIAN IN-COME	50°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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