

Townhouse **RESIDENTIAL**

1 RIVER RIDGE CT

BEACON, NY 12508

\$477,635 TopHap Estimate · \$308 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,552 ft²
LIVING AREA

1,742 ft²
LOT SIZE

2019
YEAR BUILT

2
STORIES

VALUATION

\$478K

\$432K low

\$523K high

Last Sale

\$287,402 · Sep 7, 2021

Est. Owner Equity

\$267,635

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$8,153 (2025)
Assessed Value	\$414,400
Previous Assessed	\$414,400
Assessor Market Value	\$414,400

PROPERTY FACTS

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

Porch · 288 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 17, 2021	Resale	Deed	\$287,500	\$185	\$210K

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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------