

Single Family Residence **RESIDENTIAL**

46 ROWLAND ST

PATCHOGUE, NY 11772

\$528,741 TopHap Estimate · \$905 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

584 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1940

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$529K

\$497K low

\$560K high

Last Sale

\$500,000 · Aug 18, 2025

Est. Owner Equity

\$83,741

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,076 (2024)
Assessed Value	\$1,300
Assessor Market Value	\$270,833

PROPERTY FACTS

Property Type	Single Family Residence
County	SUFFOLK
Lot (acres)	0.09
Heating	Radiant
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2025	Resale	Deed	\$500,000	\$856	\$445K
Jul 16, 2018	Resale	Deed	\$273,000	\$467	
Dec 14, 2012	Resale	Grant Deed	\$179,000	\$307	\$174K
Jun 7, 2012	Resale	Grant Deed	\$125,000	\$214	
Sep 28, 2010	Foreclosure sale	Trustees Deed	\$431,278	\$738	
Jan 29, 2008	Recorded document	Grant Deed			
Jul 23, 2007	Resale	Grant Deed	\$330,000	\$565	
Jan 4, 2007	Resale	Grant Deed	\$135,000	\$231	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Elementary School	Elementary	PK–5	0.2 mi
Saxton Middle School	Middle	6–8	1.1 mi
Patchogue-Medford High School	High	9–12	2.6 mi

District: Patchogue-Medford 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 11772

103 CRIME INDEX	108 AIR POLLUTION	44,232 POPULATION	\$100K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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