

Single Family Residence **RESIDENTIAL**

61 PATCHOGUE DR

ROCKY POINT, NY 11778

\$619,957 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,096 ft²

LIVING AREA

0.34 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$620K

\$595K low

\$645K high

Last Sale

\$495,000 · Aug 16, 2023

Est. Owner Equity

\$133,923

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$12,403 (2024)
Assessed Value	\$2,705
Assessor Market Value	\$563,542

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SUFFOLK
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2023	Resale	Deed	\$495,000	\$236	\$486K
Aug 29, 2012	Resale	Grant Deed	\$245,000	\$117	
Oct 24, 2012	Recorded document	Grant Deed			
Feb 15, 2012	Non-arms-length	Trustees Deed	\$500	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Point Middle School	Middle	6–8	1.1 mi
Rocky Point High School	High	9–12	1.1 mi
Frank J. Carasiti Elementary School	Elementary	KG–2	1.3 mi

District: Rocky Point 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 11778

81 CRIME INDEX	108 AIR POLLUTION	12,882 POPULATION	\$108K MEDIAN IN-COME	52°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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