

Single Family Residence **RESIDENTIAL**

28 RIVER AVE

PATCHOGUE, NY 11772

\$862,844 TopHap Estimate · \$662 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,304 ft²

LIVING AREA

0.44 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

VALUATION

\$863K

\$755K low

\$971K high

Last Sale

\$825,000 · Oct 6, 2023

Est. Owner Equity

\$862,844

TAX & ASSESSMENT

Property Tax	\$8,700 (2024)
Assessed Value	\$368,700
Assessor Market Value	\$585,238

PROPERTY FACTS

Property Type	Single Family Residence
Style	Mobile Home
County	SUFFOLK
Lot (acres)	0.44
Foundation	No Foundation
Heating	Yes
Pool	No
View	Inferior

Porch · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2023	Resale	Deed	\$825,000	\$633	
Jun 20, 2008	Resale	Grant Deed	\$296,800	\$228	
Jul 8, 2003	Quitclaim	Quit Claim Transfer			
Jul 8, 2003	Quitclaim	Quit Claim Transfer			
Jul 8, 2003	Quitclaim	Quit Claim Transfer			
Jul 8, 2003	Resale	Grant Deed	\$125,000	\$96	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastport Elementary School	Elementary	3–6	0.3 mi
Eastport-South Manor Jr/Sr High School	Middle	7–12	5.2 mi

District: Eastport-South Manor Central 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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