

Single Family Residence **RESIDENTIAL**

40 ROWING ST

PATCHOGUE, NY 11772

\$4,008,174 TopHap Estimate · confidence 72 · as of Jul 14, 2026



3

BEDS

4

BATHS

11.8 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$4M

\$2.9M low

\$5.1M high

Last Sale

\$3,850,000 · May 11, 2026

Est. Owner Equity

\$1,120,674

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$53,928 (2024)
Assessed Value	\$14,110
Assessor Market Value	\$2,939,583

PROPERTY FACTS

Property Type	Single Family Residence
County	SUFFOLK
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2025	Resale	Deed	\$3,850,000		\$2.9M
Jul 27, 2020	Resale	Grant Deed	\$2,750,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Verne W Critz Elementary School	Elementary	KG–3	1.2 mi
Bellport Middle School	Middle	6–8	1.6 mi
Bellport Senior High School	High	9–12	3.0 mi

District: South Country 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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