

Condominium

RESIDENTIAL

263 RIVER AVE

PATCHOGUE, NY 11772

\$279,590 TopHap Estimate · \$320 / ft² · confidence 93 · as of Jul 14, 2026



1

BEDS

1

BATHS

874 ft²

LIVING AREA

828 ft²

LOT SIZE

1967

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$280K

\$261K low

\$298K high

Est. Owner Equity

\$150,681

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$611 (2024)
Assessed Value	\$700
Assessor Market Value	\$132,075

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SUFFOLK
Lot (acres)	0.02
Heating	Radiant
Pool	No
View	Waterfront

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Elementary School	Elementary	PK–5	0.5 mi
South Ocean Middle School	Middle	6–8	0.6 mi
Patchogue-Medford High School	High	9–12	4.1 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	Owner occupied
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