

Single Family Residence **RESIDENTIAL**

86 ROSEWOOD RD

ROCKY POINT, NY 11778

\$429,664 TopHap Estimate · \$459 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

936 ft²
LIVING AREA

0.14 ac
LOT SIZE

1940
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$430K

\$399K low

\$460K high

Last Sale

\$221,000 · Sep 8, 2017

Est. Owner Equity

\$230,764

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$7,051 (2024)
Assessed Value	\$1,500
Assessor Market Value	\$312,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SUFFOLK
Lot (acres)	0.14
Heating	Radiant
Fireplace	Yes
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2016	Resale	Grant Deed	\$221,000	\$236	\$199K
Nov 5, 2014	Resale	Grant Deed	\$224,900	\$240	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Point Middle School	Middle	6–8	1.5 mi
Rocky Point High School	High	9–12	1.5 mi
Frank J. Carasiti Elementary School	Elementary	KG–2	1.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------