

Duplex (2 Units, Any Combination) **RESIDENTIAL**

45 SWAN RIVER ST
PATCHOGUE, NY 11772



5
BEDS

3
BATHS

2,719 ft²
LIVING AREA

0.51 ac
LOT SIZE

1939
YEAR BUILT

1
STORIES

12
ROOMS

TAX & ASSESSMENT

Property Tax	\$10,288 (2024)
Assessed Value	\$2,300
Assessor Market Value	\$479,167

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	SUFFOLK
Lot (acres)	0.51

Heating	Radiant
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2020	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bay Elementary School	Elementary	PK–5	0.4 mi
South Ocean Middle School	Middle	6–8	0.7 mi
Patchogue-Medford High School	High	9–12	3.6 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	Absentee owner
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