

Single Family Residence **RESIDENTIAL**

49 SWAN RIVER ST

PATCHOGUE, NY 11772

\$475,323 TopHap Estimate · \$767 / ft² · confidence 87 · as of Jun 23, 2026



2

BEDS

1

BATHS

620 ft²

LIVING AREA

0.6 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$475K

\$414K low

\$537K high

Est. Owner Equity

\$475,323

TAX & ASSESSMENT

Property Tax	\$6,718 (2024)
Assessed Value	\$1,500
Assessor Market Value	\$312,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SUFFOLK
Lot (acres)	0.60
Heating	Radiant
Pool	No
View	Waterfront

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bay Elementary School	Elementary	PK–5	0.4 mi
South Ocean Middle School	Middle	6–8	0.8 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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