

Single Family Residence **RESIDENTIAL**

55 PATCHOGUE DR

ROCKY POINT, NY 11778

\$697,892 TopHap Estimate · \$447 / ft² · confidence 79 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,562 ft²

LIVING AREA

0.32 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$698K

\$554K low

\$842K high

Last Sale

\$670,000 · Dec 29, 2025

Est. Owner Equity

\$697,892

TAX & ASSESSMENT

Property Tax	\$11,981 (2024)
Assessed Value	\$2,610
Assessor Market Value	\$543,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SUFFOLK
Lot (acres)	0.32
Heating	Forced Air With Air Conditioning
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2025	Resale	Deed	\$670,000	\$429	
Jun 29, 2012	Resale	Grant Deed	\$277,500	\$178	\$250K
May 2, 2008	Resale	Grant Deed	\$350,000	\$224	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Point Middle School	Middle	6–8	1.0 mi
Rocky Point High School	High	9–12	1.1 mi
Frank J. Carasiti Elementary School	Elementary	KG–2	1.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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