

Condominium

RESIDENTIAL

263 RIVER AVE

PATCHOGUE, NY 11772

\$195,925 TopHap Estimate · \$426 / ft² · confidence 92 · as of Jul 14, 2026



1

BEDS

1

BATHS

460 ft²

LIVING AREA

0.96 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$196K

\$180K low

\$211K high

Last Sale

\$54,000 · Sep 18, 2000

Est. Owner Equity

\$195,925

TAX & ASSESSMENT

Property Tax	\$2,381 (2024)
Assessed Value	\$477
Assessor Market Value	\$90,000

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SUFFOLK
Lot (acres)	0.96
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	Absentee owner
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