

Condominium

**RESIDENTIAL**

# 263 RIVER AVE

PATCHOGUE, NY 11772

**\$195,644** TopHap Estimate · \$425 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**460 ft<sup>2</sup>**

LIVING AREA

**436 ft<sup>2</sup>**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**2**

ROOMS

## VALUATION

**\$196K**

\$180K low

\$211K high

Last Sale

**\$41,000 · Oct 23, 1995**

Est. Owner Equity

**\$195,644**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Assessed Value        | <b>\$477</b>    |
| Assessor Market Value | <b>\$90,000</b> |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Condominium</b>     |
| Style         | <b>Condo/Apartment</b> |
| County        | <b>SUFFOLK</b>         |
| Lot (acres)   | <b>0.01</b>            |
| Heating       | <b>Radiant</b>         |
| Pool          | <b>No</b>              |
| View          | <b>Waterfront</b>      |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| <b>River Elementary School</b>       | Elementary | PK–5   | 0.5 mi   |
| <b>South Ocean Middle School</b>     | Middle     | 6–8    | 0.6 mi   |
| <b>Patchogue-Medford High School</b> | 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<br>CRIME INDEX | 108<br>AIR POLLUTION | 44,232<br>POPULATION | \$100K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 58%<br>SUNSHINE |
|--------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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