

Condominium

RESIDENTIAL

263 RIVER AVE

PATCHOGUE, NY 11772

\$366,047 TopHap Estimate · \$359 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,020 ft²

LIVING AREA

971 ft²

LOT SIZE

1975

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$366K

\$324K low

\$408K high

Last Sale

\$339,000 · Dec 5, 2022

Est. Owner Equity

\$366,047

TAX & ASSESSMENT

Property Tax	\$4,818 (2024)
Assessed Value	\$954
Assessor Market Value	\$180,000

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SUFFOLK
Lot (acres)	0.02
Heating	Radiant
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2022	Resale	Deed	\$339,000	\$332	
Sep 22, 2016	Resale	Grant Deed	\$220,000	\$216	\$200K
May 9, 2016	Resale	Grant Deed	\$20,059	\$20	
Apr 8, 2016	Recorded document	Trustees Deed	\$100	\$0	
Jan 30, 2004	Non-arms-length	Grant Deed	\$160,000	\$157	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Ocean Middle School	Middle	6–8	0.5 mi
River Elementary School	Elementary	PK–5	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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