

Condominium

**RESIDENTIAL**

# 263 RIVER AVE

PATCHOGUE, NY 11772

**\$283,728** TopHap Estimate · \$325 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**874 ft<sup>2</sup>**

LIVING AREA

**867 ft<sup>2</sup>**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

## VALUATION

**\$284K**

\$253K low

\$314K high

|                   |                                 |
|-------------------|---------------------------------|
| Last Sale         | <b>\$258,500 · Jul 26, 2021</b> |
| Est. Owner Equity | <b>\$54,228</b>                 |
| Loan-to-Value     | <b>81%</b>                      |

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,565 (2024)</b> |
| Assessed Value        | <b>\$700</b>          |
| Assessor Market Value | <b>\$132,075</b>      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------|-----------|--------------------|--------|
| <b>Jun 18, 2021</b> | Resale            | Deed          | \$258,500 | \$296              | \$230K |
| <b>Dec 27, 2017</b> | Resale            | Deed          | \$170,000 | \$195              |        |
| <b>Jun 30, 2017</b> | Resale            | Trustees Deed | \$283,639 | \$325              |        |
| <b>Sep 13, 2013</b> | Recorded document | Trustees Deed | \$100     | \$0                |        |
| <b>Jan 24, 2007</b> | Resale            | Grant Deed    | \$212,000 | \$243              |        |

## 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

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>44,232</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|