

Condominium

RESIDENTIAL

263 RIVER AVE

PATCHOGUE, NY 11772

\$274,847 TopHap Estimate · \$314 / ft² · confidence 92 · as of Jul 14, 2026



1

BEDS

1

BATHS

874 ft²

LIVING AREA

745 ft²

LOT SIZE

1975

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$275K

\$253K low

\$297K high

Last Sale

\$175,000 · Jul 8, 2009

Est. Owner Equity

\$114,235

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,565 (2024)
Assessed Value	\$700
Assessor Market Value	\$132,075

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
Apr 11, 2024	Quitclaim	Quit Claim Transfer			
Jun 22, 2009	Resale	Grant Deed	\$175,000	\$200	
Mar 13, 2007	Resale	Grant Deed	\$173,000	\$198	
Oct 29, 2004	Resale	Warranty Deed	\$30,000	\$34	
Mar 1, 2004	Resale	Grant Deed	\$30,000	\$34	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Ocean Middle School	Middle	6–8	0.6 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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