

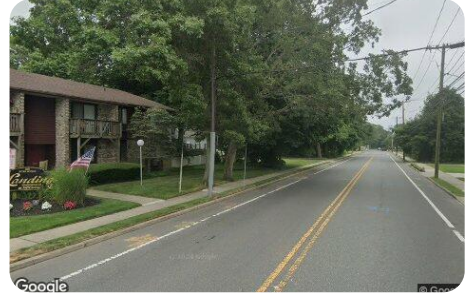
Condominium

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

810 ft²

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$196K

\$180K low

\$211K high

Last Sale

\$100,000 · Dec 14, 2017

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)	0.02
Heating	Radiant
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2017	Recorded document	Grant Deed			

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
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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