

Condominium

RESIDENTIAL

# 263 RIVER AVE

PATCHOGUE, NY 11772

**\$272,582** TopHap Estimate · \$312 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**1**

BEDS

**1**

BATHS

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

LIVING AREA

**793 ft<sup>2</sup>**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$273K**

\$250K low

\$295K high

Last Sale

**\$185,000 · Aug 31, 2007**

Est. Owner Equity

**\$272,582**

## TAX & ASSESSMENT

Property Tax

**\$3,297 (2024)**

Assessed Value

**\$636**

Assessor Market Value

**\$120,000**

## 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 <sup>2</sup> | LOAN |
|--------------|-----------------|---------------|-----------|--------------------|------|
| Aug 9, 2007  | Resale          | Grant Deed    | \$185,000 | \$212              |      |
| Sep 13, 2005 | Resale          | Warranty Deed | \$185,000 | \$212              |      |
| Jan 2, 2004  | Non-arms-length | Grant Deed    | \$90,000  | \$103              |      |

## 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

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|