

Condominium

**RESIDENTIAL**

# 263 RIVER AVE

PATCHOGUE, NY 11772

**\$249,016** TopHap Estimate · \$369 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**675 ft<sup>2</sup>**

LIVING AREA

**836 ft<sup>2</sup>**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$249K**

\$229K low

\$269K high

Last Sale

**\$98,750 · Jan 3, 2018**

Est. Owner Equity

**\$249,016**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,765 (2024)</b> |
| Assessed Value        | <b>\$541</b>          |
| Assessor Market Value | <b>\$102,075</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    | \$/FT² | LOAN |
|---------------------|-----------|---------------------|----------|--------|------|
| <b>Nov 30, 2017</b> | Quitclaim | Quit Claim Transfer |          |        |      |
| <b>Apr 11, 2013</b> | Resale    | Grant Deed          | \$97,000 | \$144  |      |
| <b>Feb 10, 2012</b> | Quitclaim | Quit Claim Transfer |          |        |      |

## 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|