

Condominium

RESIDENTIAL

263 RIVER AVE

PATCHOGUE, NY 11772

\$274,510 TopHap Estimate · \$314 / ft² · confidence 94 · as of Jul 14, 2026



1

BEDS

1

BATHS

874 ft²

LIVING AREA

741 ft²

LOT SIZE

1975

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$275K

\$258K low

\$291K high

Last Sale

\$169,000 · Jul 20, 2018

Est. Owner Equity

\$141,510

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,553 (2024)
Assessed Value	\$700
Assessor Market Value	\$132,076

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
Jun 25, 2018	Resale	Deed	\$169,000	\$193	
May 9, 2017	Recorded document	Warranty Deed			
Feb 21, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Ocean Middle School	Middle	6–8	0.5 mi
River Elementary School	Elementary	PK–5	0.6 mi
Patchogue-Medford High School	High	9–12	4.0 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	Owner occupied
-----------	-----------------------