

Condominium

RESIDENTIAL

263 RIVER AVE

PATCHOGUE, NY 11772

\$320,724 TopHap Estimate · \$475 / ft² · confidence 77 · as of Jul 14, 2026



1

BEDS

1

BATHS

675 ft²

LIVING AREA

762 ft²

LOT SIZE

1975

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$321K

\$248K low

\$394K high

Last Sale

\$270,000 · Sep 19, 2023

Est. Owner Equity

\$185,724

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,765 (2024)
Assessed Value	\$541
Assessor Market Value	\$102,075

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
Sep 11, 2023	Resale	Deed	\$270,000	\$400	\$135K
Mar 3, 2017	Resale	Bargain And Sale Deed	\$176,000	\$261	\$140K

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

OWNERSHIP

Occupancy	Absentee owner
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