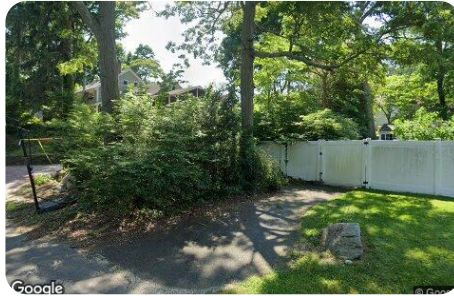


Single Family Residence **RESIDENTIAL**

40 ROBIN RD

ROCKY POINT, NY 11778

\$444,796 TopHap Estimate · \$477 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

932 ft²
LIVING AREA

0.18 ac
LOT SIZE

1930
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$445K

\$418K low

\$471K high

Last Sale

\$282,000 · Aug 4, 2008

Est. Owner Equity

\$264,583

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,902 (2024)
Assessed Value	\$1,500
Assessor Market Value	\$312,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SUFFOLK
Lot (acres)	0.18
Heating	Radiant
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2008	Resale	Grant Deed	\$282,000	\$303	
Aug 3, 2004	Resale	Warranty Deed	\$245,000	\$263	
May 13, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Point Middle School	Middle	6–8	1.4 mi
Rocky Point High School	High	9–12	1.4 mi
Frank J. Carasiti Elementary School	Elementary	KG–2	1.6 mi

District: Rocky Point 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 11778

81 CRIME INDEX	108 AIR POLLUTION	12,882 POPULATION	\$108K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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