

Single Family Residence **RESIDENTIAL**

21 PATCHOGUE DR

ROCKY POINT, NY 11778

\$499,827 TopHap Estimate · \$306 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,632 ft²

LIVING AREA

0.18 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$500K

\$466K low

\$534K high

Last Sale

\$489,000 · Feb 10, 2026

Est. Owner Equity

\$16,577

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$10,382 (2024)
Assessed Value	\$2,250
Assessor Market Value	\$468,750

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
Nov 18, 2025	Resale	Deed	\$489,000	\$300	\$461K
Nov 15, 2016	Resale	Trustees Deed	\$76,000	\$47	
Aug 15, 2008	Resale	Grant Deed	\$305,000	\$187	
May 13, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Point Middle School	Middle	6–8	0.7 mi
Rocky Point High School	High	9–12	0.8 mi
Frank J. Carasiti Elementary School	Elementary	KG–2	0.9 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	Absentee owner
-----------	-----------------------