

Single Family Residence **RESIDENTIAL**

45 RIDER AVE

PATCHOGUE, NY 11772

\$595,500 TopHap Estimate · \$318 / ft² · confidence 85 · as of Jun 23, 2026



5

BEDS

2

BATHS

1,870 ft²

LIVING AREA

0.28 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$596K

\$506K low

\$685K high

Last Sale

\$726,000 · Jun 23, 2026

Est. Owner Equity

\$131,500

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$12,171 (2024)
Assessed Value	\$2,200
Assessor Market Value	\$458,334

PROPERTY FACTS

Property Type	Single Family Residence
County	SUFFOLK
Lot (acres)	0.28
Heating	Radiant
Fireplace	Yes
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2026	Resale	Deed	\$726,000	\$388	\$450K
Jun 23, 2022	Resale	Deed	\$580,000	\$310	\$464K
Jan 6, 2004	Resale	Grant Deed	\$292,000	\$156	\$248K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bay Elementary School	Elementary	PK–5	0.3 mi
South Ocean Middle School	Middle	6–8	0.3 mi
Patchogue-Medford High School	High	9–12	3.3 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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