

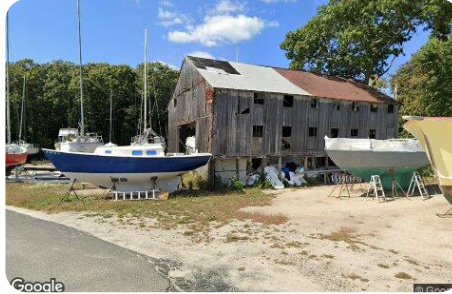
Condominium

**RESIDENTIAL**

# 263 RIVER AVE

PATCHOGUE, NY 11772

**\$285,318** TopHap Estimate · \$326 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**874 ft<sup>2</sup>**

LIVING AREA

**841 ft<sup>2</sup>**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$285K**

\$257K low

\$313K high

Last Sale

**\$275,000 · May 14, 2025**

Est. Owner Equity

**\$65,318**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,565 (2024) |
| Assessed Value        | \$700          |
| Assessor Market Value | \$132,075      |

## 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     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Mar 25, 2025 | Resale | Deed       | \$275,000 | \$315  | \$220K |
| Jun 4, 2021  | Resale | Deed       | \$225,000 | \$257  | \$213K |
| Jan 12, 2007 | Resale | Grant Deed | \$180,000 | \$206  |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| South Ocean Middle School     | Middle     | 6–8    | 0.6 mi   |
| River Elementary School       | Elementary | PK–5   | 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

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>44,232</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|