

Single Family Residence **RESIDENTIAL**

88 PATCHOGUE DR

ROCKY POINT, NY 11778

\$641,412 TopHap Estimate · \$383 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,673 ft²

LIVING AREA

0.22 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$641K

\$555K low

\$728K high

Last Sale

\$580,000 · Apr 29, 2024

Est. Owner Equity

\$641,412

TAX & ASSESSMENT

Property Tax	\$6,325 (2024)
Assessed Value	\$3,100
Assessor Market Value	\$645,833

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SUFFOLK
Lot (acres)	0.22
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 28, 2024	Resale	Deed	\$580,000	\$347	
Aug 9, 2023	Resale	Deed	\$124,800	\$75	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky Point Middle School	Middle	6–8	1.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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