

Single Family Residence **RESIDENTIAL**

12 PATCHOGUE DR

ROCKY POINT, NY 11778

\$678,860 TopHap Estimate · \$300 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,264 ft²

LIVING AREA

0.14 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$679K

\$621K low

\$736K high

Last Sale

\$278,100 · Aug 20, 2002

Est. Owner Equity

\$414,760

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$11,898 (2024)
Assessed Value	\$2,850
Assessor Market Value	\$593,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SUFFOLK
Lot (acres)	0.14
Heating	Radiant
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2002	Resale	Grant Deed	\$278,500	\$123	\$264K

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

OWNERSHIP

Occupancy	Owner occupied
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