

Single Family Residence **RESIDENTIAL**

## 263 ROUTE 25A

WADING RIVER, NY 11792

**\$544,250** TopHap Estimate · \$436 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**3**

BEDS

**1**

BATHS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.61 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$544K**

\$495K low

\$593K high

Last Sale

**\$300,000 · Aug 18, 2022**

Est. Owner Equity

**\$544,250**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,832 (2024) |
| Assessed Value        | \$1,950        |
| Assessor Market Value | \$406,250      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | SUFFOLK                 |
| Lot (acres)   | 0.61                    |
| Heating       | Radiant                 |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Waterfront              |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------|-----------|--------------------|------|
| Jul 28, 2022 | Resale | Deed | \$300,000 | \$240              |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Shoreham-Wading River High School | High       | 9–12   | 0.8 mi   |
| Miller Avenue School              | Elementary | KG–2   | 2.1 mi   |
| Albert G. Prodell Middle School   | Middle     | 6–8    | 2.5 mi   |

District: Shoreham-Wading River Central 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 11792

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>8,607</b><br>POPULATION | <b>\$144K</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> |
|-----------|-----------------------|