

Single Family Residence **RESIDENTIAL**

40 ROSECROFT DR

ROCHESTER, NY 14616

\$186,977 TopHap Estimate · \$152 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,227 ft²

LIVING AREA

0.2 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$187K

\$181K low

\$193K high

Last Sale

\$113,725 · Jul 3, 2019

Est. Owner Equity

\$76,664

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,790 (2024)
Assessed Value	\$99,000
Previous Assessed	\$99,000
Assessor Market Value	\$162,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Monroe
Lot (acres)	0.20
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached

Porch · 384 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

58
HEAT

70
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2019	Resale	Warranty Deed	\$113,725	\$93	\$110K
Sep 28, 2012	Resale	Warranty Deed	\$92,000	\$75	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Longridge Elementary School	Elementary	KG–5	0.8 mi
Odyssey Academy	Middle	6–12	0.9 mi

District: Greece 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 14616

96 CRIME INDEX	89 AIR POLLUTION	25,755 POPULATION	\$65K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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