

Single Family Residence **RESIDENTIAL**

56 ROSEMARY DR

ROCHESTER, NY 14621

\$105,313 TopHap Estimate · \$81 / ft² · confidence 79 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,296 ft²

LIVING AREA

3,120 ft²

LOT SIZE

1910

YEAR BUILT

3

STORIES

VALUATION

\$105K

\$83K low

\$127K high

Est. Owner Equity

\$105,313

TAX & ASSESSMENT

Property Tax	\$996 (2024)
Assessed Value	\$106,400
Previous Assessed	\$106,400
Assessor Market Value	\$106,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air

Porch · 133 ft²

CLIMATE RISK

1
FLOOD

0
WILDFIRE

57
HEAT

71
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2013	Quitclaim	Quit Claim Transfer			
Aug 17, 2012	Quitclaim	Quit Claim Transfer			
Jun 5, 2008	Resale	Grant Deed	\$29,900	\$23	
Jan 16, 2008	Resale	Trustees Deed	\$50,213	\$39	
Aug 10, 2004	Resale	Warranty Deed	\$50,000	\$39	\$11K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest College Preparatory High School	Middle	7–8	1.1 mi
School 58-World of Inquiry School	Elementary	PK–12	1.5 mi

District: Rochester City 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 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.